

LOTS 33, 34, 35, 36, 37, 61, 62, 63 &
64
CORNWALL SURVEY OF

ROWE JIMMY DALE
31393 KNIGHT RD
HILLIARD, FL 32046

2025

33-4N-23-2020-0033-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
																		VALUATION SUMMARY											
VALUATION BY																	STANDARD												
Tax Group: 4																	Tax Dist:												
BUILDING MARKET VALUE																	0												
TOTAL MARKET OB/XF VALUE																	0												
TOTAL LAND VALUE - MARKET																	513,535												
TOTAL MARKET VALUE																	30,614												
SOH/AGL Deduction																	0												
ASSESSED VALUE																	30,614												
TOTAL EXEMPTION VALUE																	0												
BASE TAXABLE VALUE																	30,614												
TOTAL JUST VALUE																	513,535												
NCON VALUE																	0												
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																	466,850												
DOR CODE																	5401												
TIMBER 2-1 SI 90+																													
MAP NUM																	MKT AREA 09												
NEIGHBORHOOD/LOC																	9001.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																	31393 KNIGHT RD, HILLIARD												
EXTRA FEATURES																	BLD DATE XF DATE INC DATE												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	LGL DATE LAND DATE AG DATE													
																	05/09/2025 MLU												
																	11/18/2024 KBA												
																	BUILDING NOTES												
																	BUILDING DIMENSIONS												
LAND DESCRIPTION																	TOTAL OB/XF 0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	64.37	AC		1.00	1.00	1.00	390.00	390.00	25,104												
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	190.00	190.00	5,510												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	93.37	AC		1.00	1.00	1.00	5,500.00	5,500.00	513,535												
REVIEW DATE 05/09/2025 BY MLU Total Acres: 93.37 Total Land Value: 30,614 Market: 513,535 Agricultural: 30,614 Common: 0 PRINTED 07/30/2025 BY SYS																													