

LOT 38
CORNWALL SURVEY OF
SEC 33-4N-23E PBK 0/31

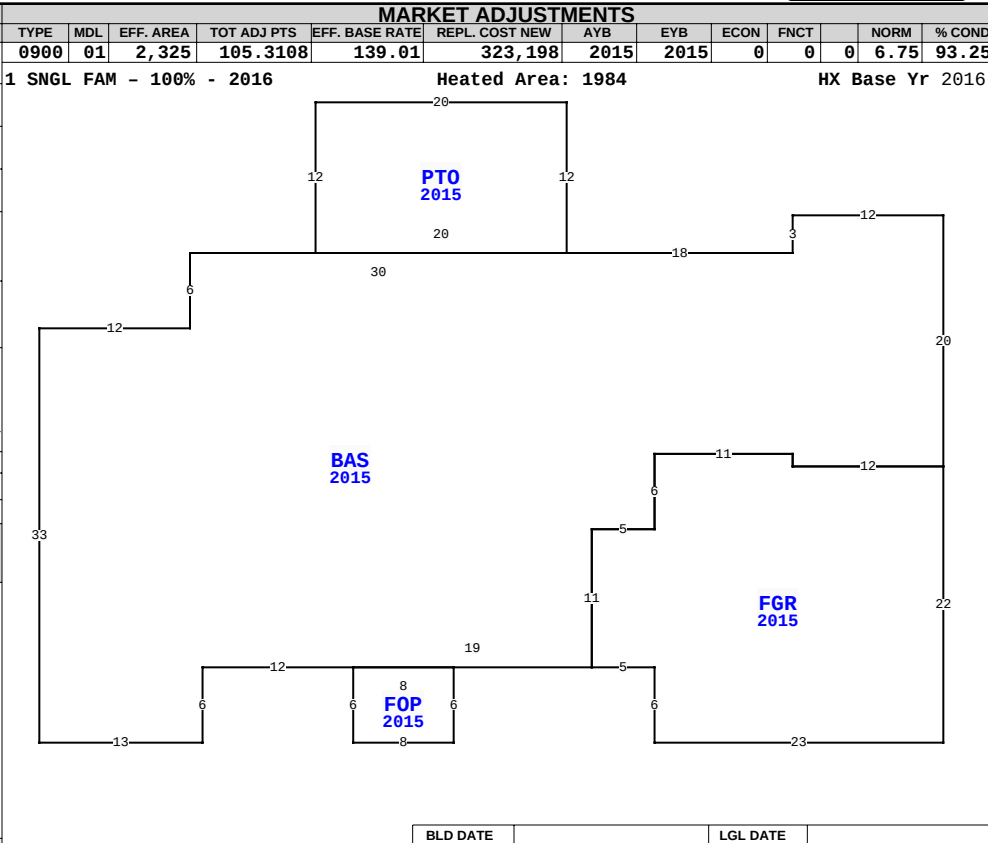
ROWE JIMMY DALE
31393 KNIGHT RD
HILLIARD, FL 32046

2025

33-4N-23-2020-0038-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units	0	0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 09			
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2015	1,984	257,180
FGR	572	55	2015	315	40,832
FOP	48	30	2015	14	1,815
PTO	240	5	2015	12	1,555
TOTALS	2,844			2,325	301,382



NASSAU COUNTY PROPERTY				PAGE 1 of 2		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				331,309		
TOTAL MARKET OB/XF VALUE				7,491		
TOTAL LAND VALUE - MARKET				228,885		
TOTAL MARKET VALUE				387,478		
SOH/AGL Deduction				132,198		
ASSESSED VALUE				255,280		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				204,558		
TOTAL JUST VALUE				567,685		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				532,788		
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TOTALS		2,844				2,325		301,382		31393 KNIGHT RD, HILLIARD					XF DATE		LAND DATE		05/21/2025		MLU	
EXTRA FEATURES										INC DATE				AG DATE		11/18/2024		KBA				
L	OB/XF	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					
N	CODE																					
1	0681	POLE SHED	0	100	0	0	780.00	SF	15.00	15.00	100	2000	2000	3	27	3,159						
2	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00	100	2015	2015	3	95	4,332						
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