W1/2 OF E1/2 OF LOT 11
IN OR 561 PG 194 R433654
CORNWALL SURVEY

ROWE JOE EST
C/O SUSA ROWE, 27092 ROWE LANE
HILLIARD, FL 32046

2026

05-3N-24-2020-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

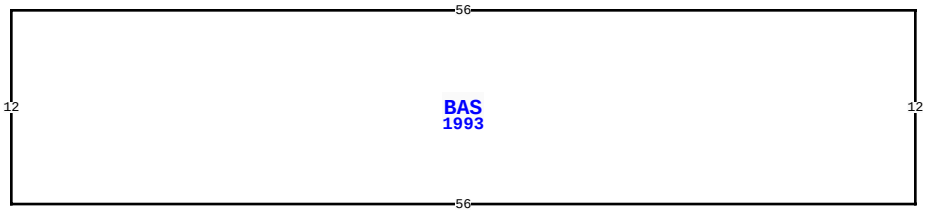
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	10,197
TOTALS	672			672	10,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	59.5000	50.58	33,990	1971	1971	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 672 HX Base Yr 1989



27092 ROWE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		10,197
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		95,197
SOH/AGL Deduction		74,037
ASSESSED VALUE		21,160
TOTAL EXEMPTION VALUE	HX HB WX	21,160
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		95,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0561/0194	1/17/1989	WD	Q	V	01	100

GRANTOR: ROWE WILBUR
GRANTEE: ROWE JOE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0007	A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	34,000.00	34,000.00	85,000							

REVIEW DATE 04/10/2024 BY WWA Total Acres: 2.50 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS