



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 80			
Exterior Wall	19	COMMON BRK 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 80			
Interior Wall	04	PLYWOOD 20			
Interior Floo	09	PINE WOOD 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	6000	PASTURELAND 1			
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	1,352	100	1993	1,352	120,391
BAS	324	100	2001	324	28,851
FGR	504	55	2001	277	24,666
FOP	280	30	1993	84	7,480
FOP	128	30	2001	38	3,384
FOP	320	30	2002	96	8,549
TOTALS	2,908			2,171	193,319

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,171	105.7420	111.03	241,046	1962	1985	0	0	0 19.80	80.20

1 SINGLE FAM 100% - 0 Heated Area: 1676 HX Base Yr

Floor plan diagram showing building layout with area labels and dimensions:

- FGR 2001**: 18' x 28' (top left)
- FOP 1993**: 10' x 28' (middle left)
- BAS 1993**: 38' x 39' (bottom left)
- FOP 2002**: 20' x 16' (middle right)
- FOP 2001**: 8' x 16' (bottom middle)
- BAS 2001**: 18' x 12' (bottom left)

Other dimensions and layout details:

- Top horizontal line: 18'
- Left vertical line: 28', 38'
- Bottom horizontal line: 18'
- Right vertical line: 14', 16'
- Internal horizontal lines: 12', 20', 32', 40'
- Internal vertical lines: 8', 10', 16', 20'

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

22136 CR 121, HILLIARD

11/04/2024

KBA

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0510	GARAGE WD-	0	100	20	48	960.00	SF	35.00	35.00	100
2	0350	CARPORT WD	0	100	36	18	648.00	SF	9.75	9.75	100
3	0681	POLE SHED	0	100	32	48	1,536.00	SF	15.00	15.00	100
4	0350	CARPORT WD	0	0	50	32	1,600.00	SF	9.75	9.75	100
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
6	0350	CARPORT WD	0	100	12	18	216.00	SF	6.50	6.50	100
7	0370	CHICKEN HS	0	0	34	400	13,600.00	SF	0.40	0.40	100
8	0370	CHICKEN HS	0	0	34	400	13,600.00	SF	0.40	0.40	100
11	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100
12	0681	POLE SHED	0	100	12	48	576.00	SF	15.00	15.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC	
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	19.00	AC	
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	21.00	AC	
TOTAL OB/XF 26,205											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC	
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	19.00	AC	
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	21.00	AC	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		193,319	
TOTAL MARKET OB/XF VALUE		27,141	
TOTAL LAND VALUE - MARKET		286,000	
TOTAL MARKET VALUE		241,990	
SOH/AGL Deduction		90,635	
ASSESSED VALUE		151,355	
TOTAL EXEMPTION VALUE		HX HB WX SL	151,355
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		506,460	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		567,876	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010357	REPAIR/RRF	6,500	10/01/2019
E007125	ADDITION	0	07/01/2000
B996724	ADDITION	28,636	12/01/1999
3975	ADDITION	6,650	03/26/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2263/1476	3/20/2019	WD	U	I	11
GRANTOR: ROWE FAYE CONNER					
GRANTEE: ROWE FAYE C REVOCAB					
0678/0208	4/02/1993	QC	Q	I	01
GRANTOR: ROWE HERBERT & FAYE					
GRANTEE: ROWE HERBERT & FAYE					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W20 N16 FOP=[YR=1993] N10 W28 FGR=[YR=2001] N20 W18 S28 BAS=[YR=2001] S38 E18 N6 FOP=[YR=2001] E16 N8 W16 S8 \$ W12 N30 E12 N2 W18 \$ E18 N8 \$ S10 E28 \$ W40 S30 E12 N8 E16 S8 E32 N14 \$ FOP=[YR=2002] N16 W20 S16 E20 \$.											

ROWE FAYE CONNER L/E/
22136 COUNTY ROAD 121
HILLIARD, FL 32046

22-2N-23-0000-0003-0000

[illegible]