

BEAVER CREEK FARMS PARTNERSHIP
C/O JOHN R ROWE, 22136 COUNTY ROAD 121
HILLIARD, FL 32046

23-2N-23-0000-0003-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY											
Exterior Wall		25	MOD METAL 100		0820		02	832		90.0000		76.50		63,648		1974	1974		0		0	70.00	30.00		VALUATION BY					STANDARD					
Roof Structure		03	GABLE/HIP 100		1		M/H 93-		0%		- 0		Heated Area: 816										HX Base Yr												
Roof Cover		01	MINIMUM 100																																
Interior Wall		05	DRYWALL 100																																
Interior Floor		14	CARPET 100																																
Air Condition		01	NONE 100																																
Heating Type		03	FORCED AIR 100																																
Bedrooms			2 100																																
Bathrooms			2 100																																
Frame		02	WOOD FRAME 100																																
Stories		1.	1. 100																																
Units			0 100																																
Quality		03	Quality Level 03																																
DOR CODE		5000	IMPROVED AG																																
MAP NUM			MKT AREA																						09										
NEIGHBORHOOD/LOC		9003.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	816	100	1997	816	18,727																														
UOP	64	25	2002	16	367																														
TOTALS						880				832	19,094																								
EXTRA FEATURES						25271 BEAVER CREEK DR, HILLIARD										BLD DATE				LGL DATE		05/21/2025		MLU											
																XF DATE				LAND DATE		10/29/2024		KBA											
																INC DATE				AG 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																		
1	0370	CHICKEN HS	0	0	40	510	20,400.00	SF	0.40	0.40	100	1994	1994	3	20	1,632																			
2	0370	CHICKEN HS	0	0	40	510	20,400.00	SF	0.40	0.40	100	1994	1994	3	20	1,632																			
3	0370	CHICKEN HS	0	0	40	315	12,600.00	SF	0.40	0.40	100	1994	1994	3	20	1,008																			
4	0370	CHICKEN HS	0	0	40	510	20,400.00	SF	0.40	0.40	100	1994	1994	3	20	1,632																			
5	0681	POLE SHED	0	0	20	40	800.00	SF	15.00	15.00	100	1997	1997	3	23	2,760																			
6	0681	POLE SHED	0	0	32	24	768.00	SF	15.00	15.00	100	1998	1998	3	24	2,765																			
7	0681	POLE SHED	0	0	64	32	2,048.00	SF	15.00	15.00	100	2000	2000	3	26	7,987																			
8	0350	CARPORT WD	0	0	20	40	800.00	SF	13.00	13.00	100	2015	2015	3	60	6,240																			
9	0350	CARPORT WD	0	0	12	40	480.00	SF	13.00	13.00	100	2015	2015	3	60	3,744																			
10	0201	BARN WD 10	0	0	60	40	2,400.00	SF	17.00	17.00	100	2015	2015	3	71	28,968																			
LAND DESCRIPTION						TOTAL OB/XF										58,368																			
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	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000																		
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	66.87	AC		1.00	1.00	1.00	370.00	370.00	24,742																		
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	170.00	170.00	5,100																		
4	009910	M	MARKET VALUE	0	0007	OR	0.00	0.00	96.87	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,065,570																		
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 97.87		Total Land Value: 40,842		Market: 1,065,570		Agricultural: 29,842		Common: 11,000		PRINTED 07/09/2026 BY SYS																			