PT OF SEC 26-2N-23E
IN OR 1175/299 & OR 1368/1837
& OR 2369/923

WHITE CHRISTOPHER & AMANDA
4934 ROWE CUTOFF RD
HILLIARD, FL 32046

**2026**

**26-2N-23-0000-0001-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

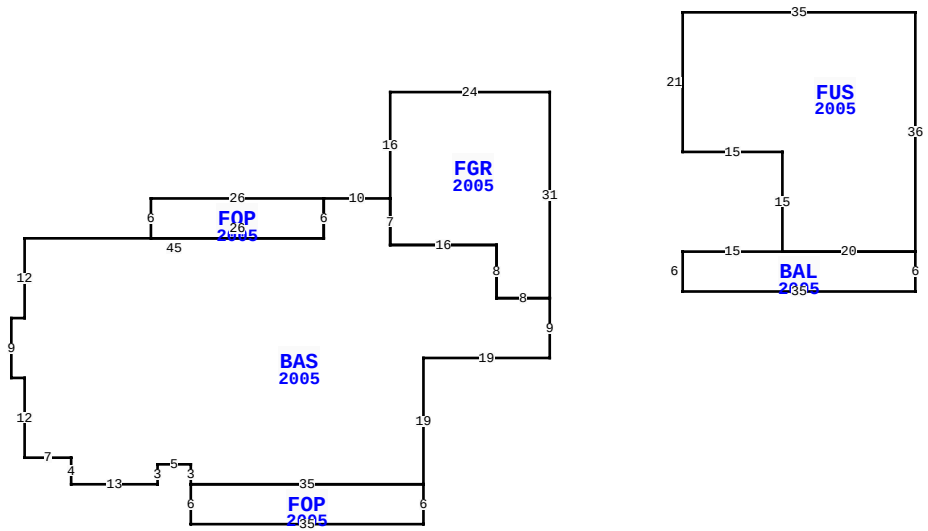
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 210 | 15 | 2005 | 32 | 3,998 |
| BAS | 2,509 | 100 | 2005 | 2,509 | 313,465 |
| FGR | 616 | 55 | 2005 | 339 | 42,353 |
| FOP | 156 | 30 | 2005 | 47 | 5,872 |
| FOP | 210 | 30 | 2005 | 63 | 7,871 |
| FUS | 1,035 | 100 | 2005 | 1,035 | 129,309 |
| TOTALS | 4,736 | | | 4,025 | 502,868 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 4,025 | 86.4072 | 143.44 | 577,346 | 2005 | 2005 | 0 | 0 | 0 | 12.90 | 87.10 |

1 SFR CUST 100% - 2006 Heated Area: 3544 HX Base Yr 2006




4934 ROWE CUTOFF RD, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 502,868 |
| TOTAL MARKET OB/XF VALUE | | 3,045 |
| TOTAL LAND VALUE - MARKET | | 57,600 |
| TOTAL MARKET VALUE | | 563,513 |
| SOH/AGL Deduction | | 300,884 |
| ASSESSED VALUE | | 262,629 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 211,218 |
| TOTAL JUST VALUE | | 563,513 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 555,426 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413510 | NEW CONSTR | 249,293 | 01/07/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2369/0923 | 4/02/2020 | SW | U | V | 11 | 100 |
| GRANTOR: RNHJ HOLDINGS INC | | | | | | |
| GRANTEE: WHITE CHRISTOPHER & | | | | | | |
| 1368/1837 | 11/23/2005 | WD | Q | V | 06 | 100 |
| GRANTOR: WHITTY CHAD B & JENNI | | | | | | |
| GRANTEE: WHITE CHRISTOPHER & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2005] W24 S16 BAS=[YR=2005] W10 FOP=[YR=2005] W26 S6 E26 N6$ S6 W45 S12 W2 S9 E2 S12 E7 S4 E13 N3 E5 S3 FOP=[YR=2005] S6 E35 N6 W35$ E35 N19 E19 N9 W8 N8 W16 N7$ S7 E16 S8 E8 N31$ PTR=E20 S30 BAL=[YR=2005] N6 E15 FUS=[YR=2005] N15 W15 N21 E35 S36 W20$ E20 S6 W35$ N30 W20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 87 | 3,045 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,045

| 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 | 0005 | OR | 0.00 | 0.00 | 1.44 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 57,600 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.44 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 07/09/2026 BY SYS