

PT OF NE1/4 IN OR 1551/865 &
PARCELS 1-3 & 3-7 &
PT OR 1551/823 PARCEL 2

RNHJ HOLDINGS INC
PO BOX 455
CALLAHAN, FL 32011-0455

2026

26-2N-23-0000-0002-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	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	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	2,285	100	1993	2,285	277,890
BAS	27	100	2007	27	3,283
BAS	115	100	2007	115	13,986
BAS	286	100	2007	286	34,782
FCP	624	25	1993	156	18,972
FCP	528	25	2007	132	16,053
FOP	144	30	1993	43	5,229
TOTALS	4,009			3,044	370,196

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,044	90.1692	149.68	455,626	1979	2000	0	0	0	18.75	81.25
1 SFR CUST 0% - 0 Heated Area: 2713 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/12/2026 MLU 10/29/2024 KBA												

EXTRA FEATURES										4413 ROWE CUTOFF RD, HILLIARD				INC DATE		AG DATE		10/29/2024	KBA
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470			
2	0510	GARAGE WD-	0	0	21	20	420.00	SF	26.25	26.25	100	1980	1980	3	20	2,205			
3	0202	BARN WD 30	0	0	0	0	2,048.00	SF	3.00	3.00	100	1980	1980	3	20	1,229			
5	0680	POLE SHED	0	0	20	19	380.00	SF	7.50	7.50	100	1990	1990	3	20	570			

LAND DESCRIPTION										TOTAL OB/XF					5,474			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00		
2	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.68	AC		1.00	1.00	0.10	11,000.00	1,100.00		
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	18.50	AC		1.00	1.00	1.00	370.00	370.00		
4	005970	A	AGRICULTURAL	0		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	70.00	70.00		
5	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	12.53	AC		1.00	1.00	1.00	690.00	690.00		
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	32.28	AC		1.00	1.00	1.00	11,000.00	11,000.00	3	

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										370,196		
TOTAL MARKET OB/XF VALUE										5,474		
TOTAL LAND VALUE - MARKET										369,028		
TOTAL MARKET VALUE										405,197		
SOH/AGL Deduction										83,237		
ASSESSED VALUE										321,960		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										321,960		
TOTAL JUST VALUE										744,698		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										700,252		