W 1/2 LOT 19 20 21 22 23 & 24
L/E OR 1311/1298
CORNWALL SURVEY

ROWE STEVEN ROBERT/BLACKSTOCK P ROXANN ET AL
26927 ROWE RD
HILLIARD, FL 32046

**2026**

**28-3N-24-2020-0019-0020**

## BUILDING CHARACTERISTICS

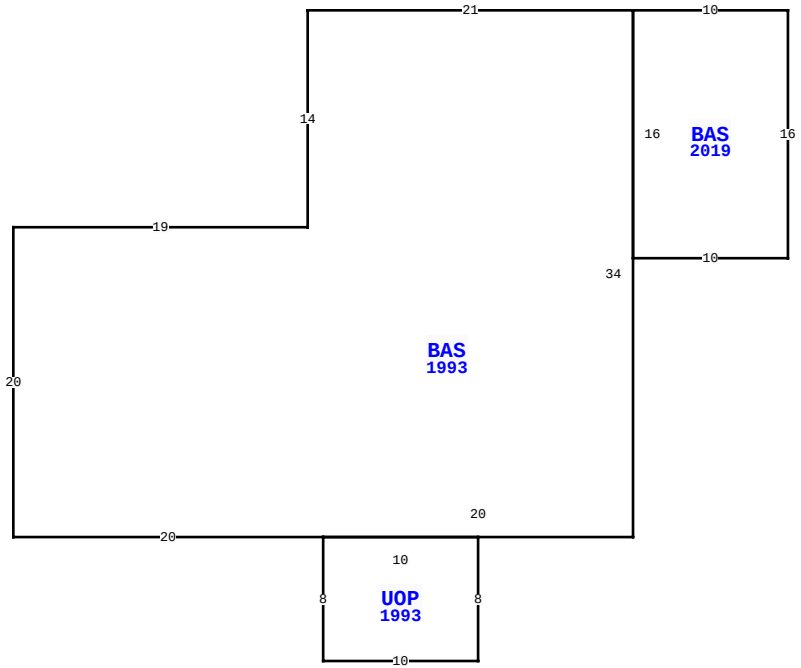
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,094 | 100 | 1993 | 1,094 | 106,093 |
| BAS | 160 | 100 | 2019 | 160 | 15,516 |
| UOP | 80 | 20 | 1993 | 16 | 1,551 |
| TOTALS | 1,334 | | | 1,270 | 123,161 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,270 | 111.2800 | 116.84 | 148,387 | 1981 | 1986 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM 17% - 2024 Heated Area: 1254 HX Base Yr 2024




26927 ROWE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | 01/28/2025 KBA |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 123,161 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 390,000 |
| TOTAL MARKET VALUE | | 147,116 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 147,116 |
| TOTAL EXEMPTION VALUE | HA HAB | 25,000 |
| BASE TAXABLE VALUE | | 122,116 |
| TOTAL JUST VALUE | | 513,161 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 583,154 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2508/1845 | 8/20/2021 | QC | U | I | 11 | 100 |
| GRANTOR: ROWE STEVEN AUTHOR | | | | | | |
| GRANTEE: ROWE KIRSTY & STEVE | | | | | | |
| 1311/1298 | 4/22/2005 | WD | Q | I | 01 | 100 |
| GRANTOR: ROWE ROBERT LEE L/E | | | | | | |
| GRANTEE: BLACKSTOCK P ROXANN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W10 BAS=[YR=1993] W21 S14 W19 S20 E20
UOP=[YR=1993] S8 E10 N8 W10 $ E20 N34$ S16 E10 N16$.

## 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 | 005000 | C | AGRICULTURAL | 17 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,000 | | | | | | | |
| 2 | 006000 | A | PASTURE - HA | 0 | | OR | 0.00 | 0.00 | 20.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 7,400 | | | | | | | |
| 3 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 395.00 | 395.00 | 3,555 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 29.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 377,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 30.00 Total Land Value: 23,955 Market: 377,000 Agricultural: 10,955 Common: 13,000 PRINTED 07/09/2026 BY SYS