LOT 7
FOREST FARMS OR 2653/1369

MCKELVEY ERIK & MICHELE
261249 ROWE ROAD
HILLIARD, FL 32046

2026

28-3N-24-2023-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

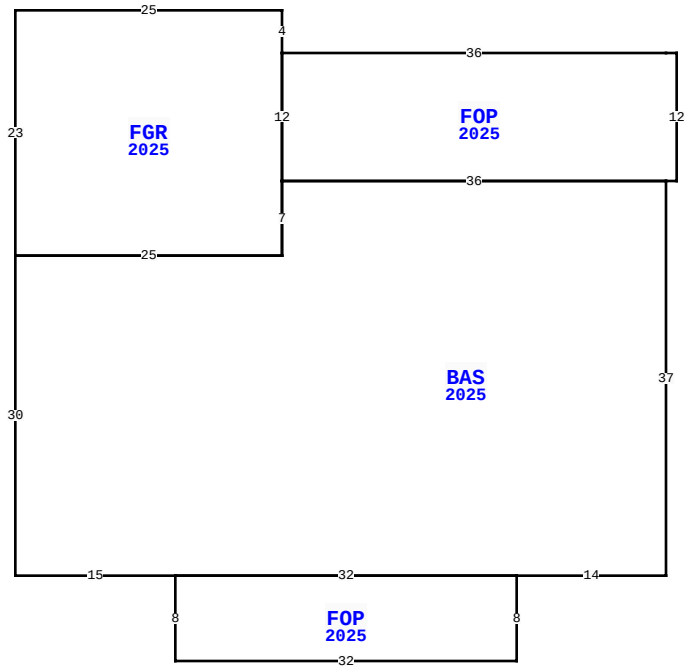
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,082	100	2025	2,082	311,155
FGR	575	55	2025	316	47,226
FOP	256	30	2025	77	11,508
FOP	444	30	2025	133	19,877
TOTALS	3,357			2,608	389,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,608	107.5200	149.45	389,766	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2082 HX Base Yr 2025



261249 ROWE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		389,766
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		452,766
SOH/AGL Deduction		76,237
ASSESSED VALUE		376,529
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,118
TOTAL JUST VALUE		452,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009093	T-3349 H-2081 G-5	403,752	08/05/2024
B240001418	T-3349 H-2081 G-5	403,752	02/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/258	8/09/2024	SW	U	I	30	350,000
GRANTOR: FORSHEE CONTRACTING S						
GRANTEE: MCKELVEY ERIK & MIC						
2658/207	7/26/2023	WD	Q	V	05	180,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FORSHEE CONTRACTING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=93,10] W36 S7 W25 S30 E15 E32 E14 N37 $
FGR=[YR=2025;ORIG=32,-6] E25 S4 S12 S7 W25 N23 $
FOP=[YR=2025;ORIG=57,-2] E36 E1 S12 W1 W36 N12 $
FOP=[YR=2025;ORIG=47,47] E32 S8 W32 N8 $
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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	000100	C	RES	100	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	63,000.00	63,000.00	63,000							

REVIEW DATE 08/08/2024 BY WW Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/09/2026 BY SYS