

IN OR 1380/1579 2005 PALH TW
1993 DEST DW/MH
ESMT OR 1316/1487

COWART JACK E JR
34027 COWART LANE
CALLAHAN, FL 32011

2023

11-1N-24-0000-0001-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

Quality	06	Quality Level 06	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,908	100	2,908	184,788
DKC	51	15	8	508
DKC	60	15	9	572
DKC	72	15	11	699
FGR	720	55	396	25,164
FOP	132	30	40	2,542
FOP	234	30	70	4,448
FOP	240	30	72	4,575
TOTALS	4,417		3,514	223,297

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0681	POLE SHED	0	100	32	31	
10	0811	CONCRETE B	0	0	0	0	
11	0500	FP-PRE FAB	0	100	0	0	
13	0681	POLE SHED	0	100	20	12	
14	0681	POLE SHED	0	100	18	8	
15	0812	CONCRETE C	0	100	0	0	
16	0350	CARPORT WD	0	100	36	28	
17	0300	BOAT DCK W	0	100	0	0	
18	0861	POOL GUNIT	0	100	0	0	
19	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	3,514	156.5200	109.56	384,994	2005	2005	0	0	0	42.00	58.00	

1 M/H 94+ - 100% - 2007

34027 COWART LN, CALLAHAN														BLD DATE	LGL DATE	06/16/2023 MLU	
														XF DATE	LAND DATE		
														INC DATE	AG DATE		

TOTAL OB/XF														71,737											
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NASSAU COUNTY PROPERTY														PAGE 1 of 3				6
VALUATION SUMMARY																		
VALUATION BY														STANDARD				
Tax Group: 6														Tax Dist:				
BUILDING MARKET VALUE																		308,472
TOTAL MARKET OB/XF VALUE																		71,737
TOTAL LAND VALUE - MARKET																		133,000
TOTAL MARKET VALUE																		513,209
SOH/AGL Deduction																		215,939
ASSESSED VALUE																		297,270
TOTAL EXEMPTION VALUE														HX HB				50,000
BASE TAXABLE VALUE																		247,270
TOTAL JUST VALUE																		513,209
NCON VALUE																		0
INCOME VALUE																		
PREVIOUS YEAR MKT VALUE																		351,261

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2006] W30 FOP=[YR=2021] N12 DCK=[YR=2008] N3 W20 S3 E20\$ W20 DCK=[YR=2008] W6 S12 E6 N12\$ S12 E20 \$ W46 S40 E11 FGR=[YR=2006] S30 E24 N30 W24\$ E35 FOP=[YR=2008] S13 E4 DCK=[YR=2008] S3 D3 R3 E4 R3 U3 N3 W10\$ E14 N13 W3 FOP=[YR=2006] N11 W12 S11 E12\$ W15\$ E3 N11 E12 S11 E15 N40\$.													

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