PT OF NW1/4 OF SW1/4
IN OR 1741/1697
1996 MERI DW/MH

COWART JACK ELMER JR
34027 COWART LANE
CALLAHAN, FL 32011

2023

11-1N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

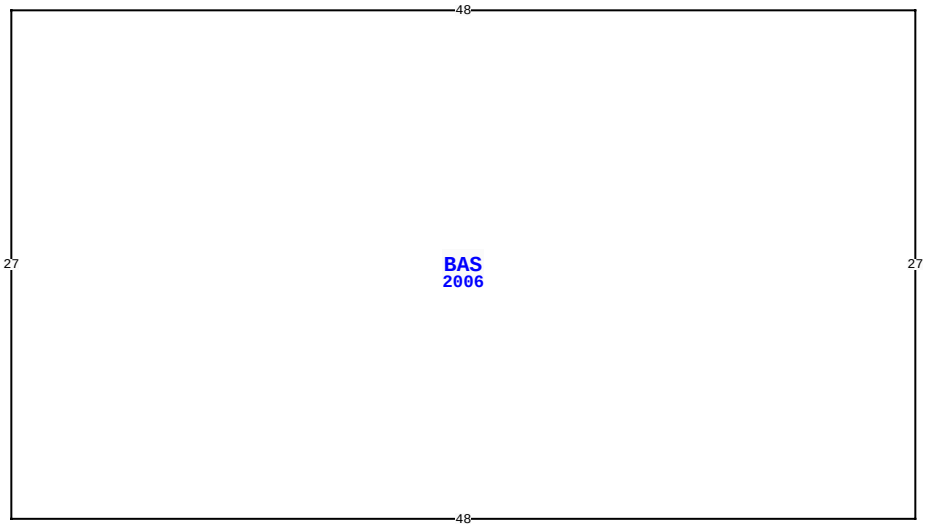
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	61,470
TOTALS	1,296		1,296	61,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	135.5200	94.86	122,939	1996	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



34019 COWART LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	61,470
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	91,470
SOH/AGL Deduction	20,632
ASSESSED VALUE	70,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,838
TOTAL JUST VALUE	91,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4709	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1741/1697	6/01/2011	WD	U	I	11	100
GRANTOR: COWART JACK E III & M						
GRANTEE: COWART JACK ELMER J						
1741/1695	5/22/2011	QC	U	I	11	36,600
GRANTOR: SMITH EDNA D						
GRANTEE: COWART JACK E III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 S27 E48 N27$.

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/12/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS