PT OF LOT 40
IN OR 2115/1 & OR 2115/5 &
OR 2115/9

MILLER JAMES SR & VIVIAN
34161 COWART LANE
CALLAHAN, FL 32011

2023

11-1N-24-2180-0040-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

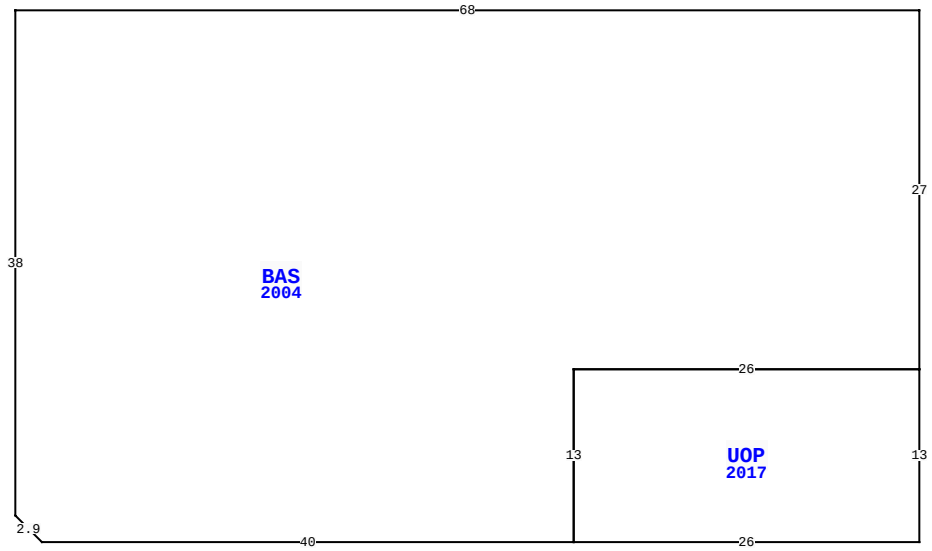
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD 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	2,380	100	2,380	122,738
UOP	338	25	84	4,332
TOTALS	2,718		2,464	127,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,464	160.1600	112.11	276,239	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2005 Heated Area: 2380 HX Base Yr 2005



34161 COWART LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		127,070
TOTAL MARKET OB/XF VALUE		1,196
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		245,266
SOH/AGL Deduction		140,128
ASSESSED VALUE		105,138
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		50,138
TOTAL JUST VALUE		245,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/0009	4/14/2017	QC	U	V	11	100
GRANTOR: COWART JACK E & MYRTL						
GRANTEE: MILLER JAMES SR & V						
2115/0005	4/14/2017	QC	U	V	11	100
GRANTOR: COWART JACK E & MYRTL						
GRANTEE: MILLER JAMES SR & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W68 S38 D2 R2 E40 UOP=[YR=2017] E26 N13 W26 S13$ N13 E26 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
1	0350	CARPORT WD	0	100	23	11	253.00	SF	13.00	13.00	100	1990	1990	3	20	658	
2	0350	CARPORT WD	0	100	23	9	207.00	SF	13.00	13.00	100	1990	1990	3	20	538	

LAND DESCRIPTION

TOTAL OB/XF 1,196

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	100	0005	OR	0.00	0.00	4.68	AC		1.00	1.00	1.00	25,000.00	25,000.00	117,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.68 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 08/02/2023 BY SYS