PT E1/2 OF NW1/4 OF SW1/4 OF
SEC 27-4N-23E IN OR 1437/1255
(EX OR 2578/476 &

COWART REVA M
18357 BROKEN ARROW ROAD
HILLIARD, FL 32046

2023

27-4N-23-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

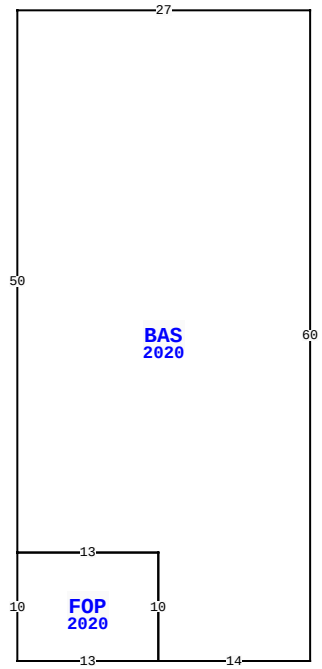
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	1,490	153,876
FOP	130	30	39	4,028
TOTALS	1,620		1,529	157,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,529	150.5400	105.38	161,126	2020	2020	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2007 Heated Area: 1490 HX Base Yr 2007



BLD DATE	02/07/2007	JH	LGL DATE
XF DATE			LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

18357 BROKEN ARROW RD, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,903
TOTAL MARKET OB/XF VALUE		44,928
TOTAL LAND VALUE - MARKET		73,500
TOTAL MARKET VALUE		276,331
SOH/AGL Deduction		82,511
ASSESSED VALUE		193,820
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,820
TOTAL JUST VALUE		276,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002771	CO ISSUED	0	05/08/2020
20003911	MH MOVE-ON	0	05/08/2020
B19662	ADDITION	36,505	03/01/2007
C4849	CO ISSUED	0	10/01/2006
MH4849	MH MOVE-ON	0	10/01/2006
E18174	ELEC OTHER	0	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/1255	8/17/2006	WD	Q	V		43,000
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: COWART REVA M						
1421/1422	6/21/2006	WD	U	I	07	100
GRANTOR: POWELL LINDA ROWE TRU						
GRANTEE: G & H LAND DEVELOPM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W27 S50 FOP=[YR=2020] S10 E13 N10 W13$ E13 S10 E14 N60$.

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	0532	STBL WD FL	0	100	48	24	1,152.00	SF	75.00	75.00	100	2007	2007	3	52	44,928	

LAND DESCRIPTION

TOTAL OB/XF 44,928

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	2.45	AC		1.00	1.00	1.00	30,000.00	30,000.00	73,500							

REVIEW DATE 08/31/2022 BY WW Total Acres: 2.45 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 08/02/2023 BY SYS