PT OF NW1/4 OF SW1/4
IN OR 2020/96
2008 LIVE OAK DW/MH

COWART BEATRICE ET AL/CARROLL TINA & WILLIAM C JR
17240 PURE COUNTRY LN
HILLIARD, FL 32046

2023

33-4N-23-0000-0003-0110

BUILDING CHARACTERISTICS

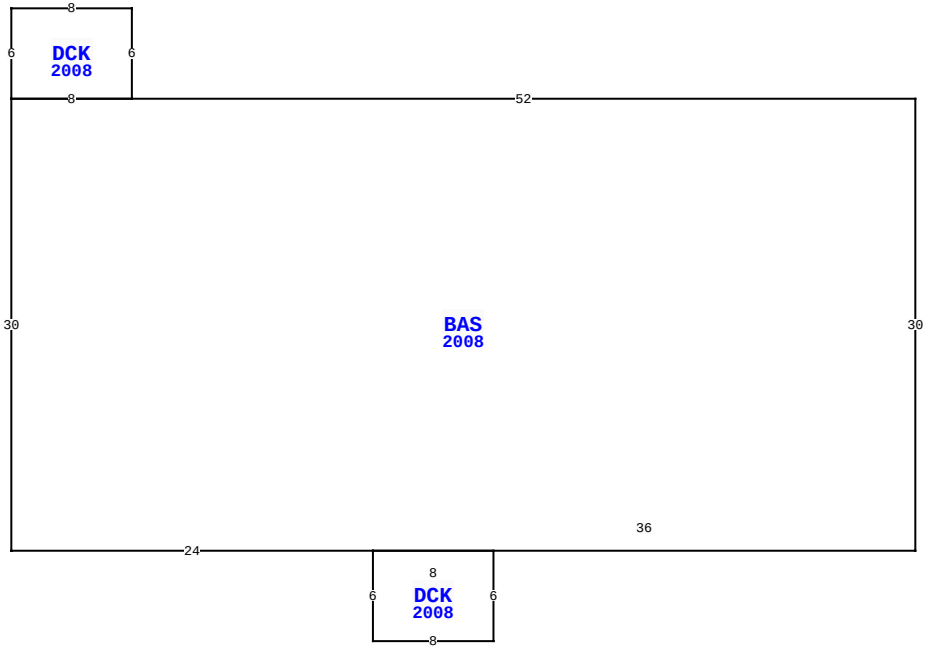
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	1,800	100	1,800	94,188
DCK	48	15	7	366
DCK	48	15	7	366
TOTALS	1,896		1,814	94,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,814	116.8000	81.76	148,313	2008	2008	0	0	0	36.00	64.00

1 M/H 94+ - 100% - 2016 Heated Area: 1800 HX Base Yr 2016



17240 PURE COUNTRY LN, HILLIARD

BLD DATE	01/02/2009 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		94,920
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		124,920
SOH/AGL Deduction		41,932
ASSESSED VALUE		82,988
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,988
TOTAL JUST VALUE		124,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5074	CO ISSUED	0	06/01/2008
E20873	ELEC OTHER	0	06/01/2008
MH5074	MH MOVE-ON	0	06/01/2008
M13881	MECH OTHER	0	06/01/2008
P13243	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2020/0096	12/22/2015	QC	U	I	11	100
GRANTOR: CARROLL TINA F/K/A TI						
GRANTEE: COWART JIMMY C SR E						
1560/1780	4/14/2008	WD	U	V	07	100
GRANTOR: COWART JIMMY C JR						
GRANTEE: COWART TINA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W52 DCK=[YR=2008] N6 W8 S6 E8$ W8 S30 E24
DCK=[YR=2008] S6 E8 N6 W8$ E36 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 11/01/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS