PT NE1/4 OF NE1/4 OF SW1/4 &
PT NW1/4 OF SE1/4 OF
SEC 24-2N-23E IN OR 1517/1763

COWART CHADWICK G
P O BOX 2266
CALLAHAN, FL 32011

2024

24-2N-23-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

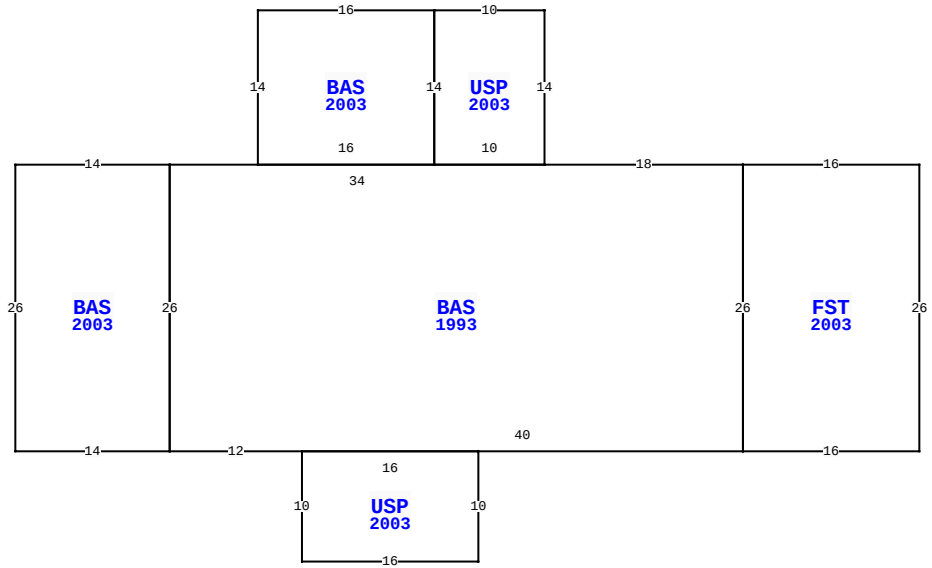
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	31,515
BAS	224	100	224	5,222
BAS	364	100	364	8,485
FST	416	65	270	6,294
USP	140	50	70	1,632
USP	160	50	80	1,865
TOTALS	2,656		2,360	55,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,360	111.0000	77.70	183,372	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 1940 HX Base Yr 2019



20850 HURST DR, HILLIARD

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		55,012
TOTAL MARKET OB/XF VALUE		9,756
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		94,768
SOH/AGL Deduction		43,967
ASSESSED VALUE		50,801
TOTAL EXEMPTION VALUE	HX HB	25,801
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2191/1984	4/25/2018	WD	U	I	16	34,000
GRANTOR: SIKES LOIS M						
GRANTEE: COWART CHADWICK G						
2083/0953	10/14/2016	QC	U	I	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: SIKES LOIS M ETAL &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2003] W16 BAS=[YR=1993] W18 USP=[YR=2003] N14 W10 BAS=[YR=2003] W16 S14 E16 N14 $ S14 E10 $ W34 BAS=[YR=2003] W14 S26 E14 N26 $ S26 E12 USP=[YR=2003] S10 E16 N10 W16$ E40 N26 $ S26 E16 N26 $.

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	24	12	288.00	SF	13.00	13.00	100	1985	1985	3	20	749	
2	0940	SHEDS/PORT	0	100	30	11	330.00	SF	19.50	19.50	100	1985	1985	3	20	1,287	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.30	18.30	100	1985	1985	3	20	1,054	
4	0510	GARAGE WD-	0	100	26	26	676.00	SF	35.00	35.00	100	1996	1996	3	24	5,678	
5	0351	CARPORT MT	0	100	35	24	840.00	SF	5.60	5.60	100	2003	2003	3	21	988	

LAND DESCRIPTION

TOTAL OB/XF 9,756

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	000102	C	SFR/MH	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 11/21/2022 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS