

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

2024

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



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	30	VINYL 100	0800	02	1,529	150.5400	112.90	172,624	2020	2020	0	0	0	3.00	97.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2007													Heated Area: 1490													HX Base Yr 2007												
Roof Cover	03	COMP SHNGL 100	27 50 69 13 10 10 13 14 BAS 2020 FOP 2020																																						
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	163,174																																					
FOP	130	30	39	4,271																																					
TOTALS			1,620		1,529	167,445																																			
EXTRA FEATURES			18357 BROKEN ARROW RD, HILLIARD																																						
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																										
1	0532	STBL WD FL	0 100	48 24	1,152.00	SF	75.00	75.00	100	2007	2007	3	48	41,472																											
LAND DESCRIPTION			TOTAL OB/XF 41,472																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 08/06/2024 BY SYS																																									