BLOCK 3 PT OF LOTS 8 & 9
1999 MERT DW
IN OR 720 PG 447

COWART JOHN R III
45578 PICKETT ST
CALLAHAN, FL 32011

2024

32-2N-25-2920-0003-0083

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

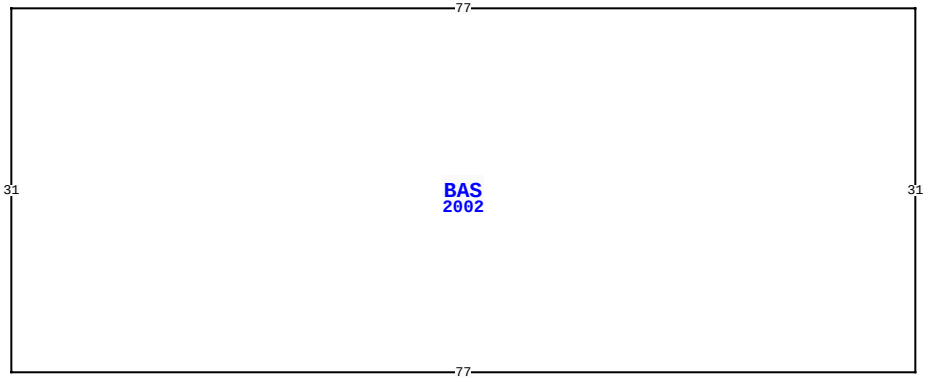
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100	2,387	97,361
TOTALS	2,387		2,387	97,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,387	123.6000	92.70	221,275	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1997 Heated Area: 2387 HX Base Yr 1997



45578 PICKETT ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		97,361
TOTAL MARKET OB/XF VALUE		18,292
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		150,653
SOH/AGL Deduction		62,836
ASSESSED VALUE		87,817
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,817
TOTAL JUST VALUE		150,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992515	MH MOVE-ON	0	01/01/1999
MH951139	MH MOVE-ON	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0720/0447	12/16/1994	WD	U	V	01	100

GRANTOR: COWART JOHN R SR
GRANTEE: COWART JOHN III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W77 S31 E77 N31 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1997	1997	3	25	5,040	
3	0812	CONCRETE C	0	100	0	0	1,800.00	SF	4.00	4.00	100	2000	2000	3	79	5,688	
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	100	2000	2000	3	20	1,123	
5	1242	WD DECK A	0	100	11	8	88.00	SF	10.00	10.00	100	1999	1999	3	20	176	
6	1242	WD DECK A	0	100	0	0	448.00	SF	10.00	10.00	100	2000	2000	3	20	896	
7	0753	UEP	0	100	20	16	320.00	SF	27.50	27.50	100	2000	2000	3	28	2,464	

LAND DESCRIPTION

TOTAL OB/XF 18,292

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS