

COWART NAOMI
1483 FORTE RD
ADEL, GA 31620

00-00-31-1800-0254-0104



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1003 1001.5 10002WOOD FRAME 1001.1. 1000 10002DIST FB 10000NONE 10003Quality Level 030100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1007.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,00010019931,00088,275FCP228251993575,032FOP72301993221,942UST72451993322,825TOTALS1,3721,11198,074EXTRA FEATURES1004 CALLE CORTA, FERNANDINA BEACHL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSSFUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10810CONCRETE A00309270.00SF6.506.501001975197532543920810CONCRETE A000057.00SF6.506.501001975197532593

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,111110.0000110.00110.00122,210197419740019.7580.25

Heated Area: 1000HX Base Yr

BAS
1993

UST
1993

FCP
1993

FOP
1993

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDING MARKET VALUE98,074TOTAL MARKET OB/XF VALUE532TOTAL LAND VALUE - MARKET180,000TOTAL MARKET VALUE278,606SOH/AGL Deduction64,553ASSESSED VALUE214,053TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE214,053TOTAL JUST VALUE278,606NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE269,012SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2014/122311/10/2015SWUII12105,000GRANTOR:FEDERAL NATIONAL MORTGRANTEE:COWART NAOMI1972/03734/06/2015CTUII18100GRANTOR:CLERK OF COURTGRANTEE:FEDERAL NATIONAL MOBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W40 S25 E22 FOP=[YR=1993] S4 E18 N4W18\$ E18FCP=[YR=1993] E12 N19 UST=[YR=1993] N6 W12S6E12\$ W12S19\$ N25\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCTADJ TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES00006R-175.00100.001.00LT1.001.001.00180,000.00180,000.00180,000

REVIEW DATE05/12/2019BYKBA Total Acres: 0.00Total Land Value: 180,000Market: 0Agricultural: 0Common: 180,000PRINTED 07/30/2025 BY SYS