PT OF LOTS 40 & 41
IN OR 2458/1389
(EX OR 274/696 &

MILLS PAULA R/PURVIS MISTY M
17180 CROSS BRANCH RD
HILLIARD, FL 32046

2025

11-1N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

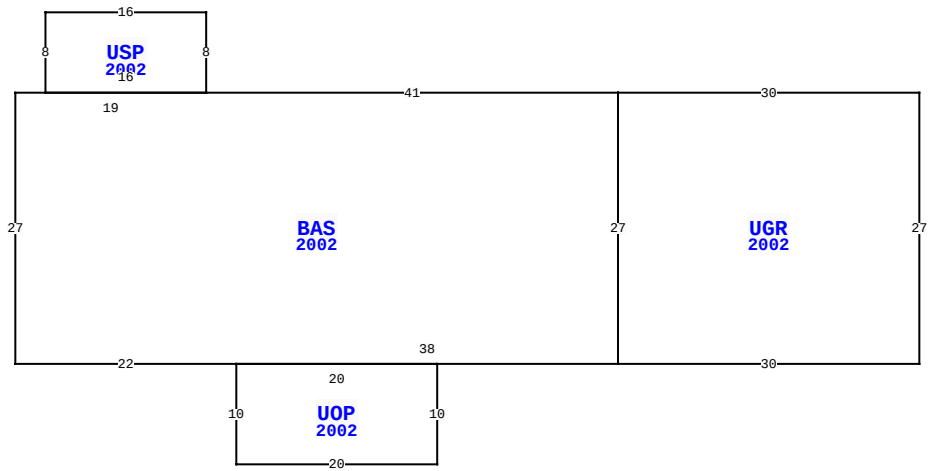
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2002	1,620	48,415
UGR	810	45	2002	364	10,879
UOP	200	25	2002	50	1,494
USP	128	50	2002	64	1,913
TOTALS	2,758			2,098	62,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,098	117.2000	99.62	209,003	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



34086 COWART LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	62,701
TOTAL MARKET OB/XF VALUE	416
TOTAL LAND VALUE - MARKET	63,900
TOTAL MARKET VALUE	127,017
SOH/AGL Deduction	18,843
ASSESSED VALUE	108,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,174
TOTAL JUST VALUE	127,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/1389	8/05/2021	QC	U	I	11	100
GRANTOR: MONDS PAULA R & MISTY						
GRANTEE: MILLS PAULA R & MIS						
2458/1153	6/23/2005	QC	U	I	11	100
GRANTOR: COWART JACK E SR & MR						
GRANTEE: MILLER MISTY MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2002] W30 BAS=[YR=2002] W41 USP=[YR=2002] N8 W16 S8 E16$ W19 S27 E22 UOP=[YR=2002] S10 E20 N10 W20$ E38 N27$ S27 E30 N27$.

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	0	10	16	160.00	SF	13.00	13.00	100	1993	1993	3	20	416	

LAND DESCRIPTION

TOTAL OB/XF 416

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	000100	C	RES	0	0005	OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,900							

REVIEW DATE 07/12/2022 BY TWA Total Acres: 1.42 Total Land Value: 63,900 Market: 0 Agricultural: 0 Common: 63,900 PRINTED 07/30/2025 BY SYS