IN OR 1380/1579 2005 PALH TW
1993 DEST DW/MH
ESMT OR 1316/1487

COWART JACK E JR
34027 COWART LANE
CALLAHAN, FL 32011

2025

11-1N-24-0000-0001-0010

BUILDING CHARACTERISTICS

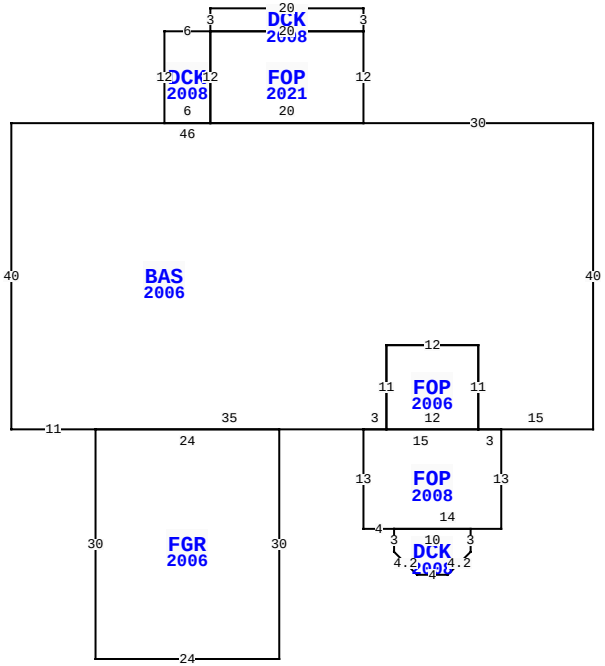
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD 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	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,908	100	2006	2,908	208,915
DCK	51	15	2008	8	575
DCK	60	15	2008	9	646
DCK	72	15	2008	11	790
FGR	720	55	2006	396	28,449
FOP	132	30	2006	40	2,874
FOP	234	30	2008	70	5,029
FOP	240	30	2021	72	5,173
TOTALS	4,417			3,514	252,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	3,514	156.5200	133.04	467,503	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2007 Heated Area: 2908 HX Base Yr 2007



34027 COWART LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		352,731
TOTAL MARKET OB/XF VALUE		67,427
TOTAL LAND VALUE - MARKET		136,500
TOTAL MARKET VALUE		556,658
SOH/AGL Deduction		233,690
ASSESSED VALUE		322,968
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,246
TOTAL JUST VALUE		556,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003552	SWIM POOL	35,353	04/09/2019
MH4709	MH MOVE-ON	0	12/01/2005
P10401	OTHER	0	12/01/2005
E16167	ELEC OTHER	0	11/01/2005
M10613	MECH OTHER	0	11/01/2005
B15915	NEW CONSTR	23,760	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/1579	1/11/2006	QC	U	I	07	100
GRANTOR: COWART JACK E & MYRTL						
GRANTEE: COWART JACK E JR						
1245/0405	7/13/2004	QC	Q	I	01	100
GRANTOR: COWART JACK E						
GRANTEE: COWART JACK E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 FOP=[YR=2021] N12 DCK=[YR=2008] N3 W20 S3
E20$ W20 DCK=[YR=2008] W6 S12 E6 N12$ S12 E20 $ W46 S40 E11
FGR=[YR=2006] S30 E24 N30 W24$ E35 FOP=[YR=2008] S13 E4
DCK=[YR=2008] S3 D3 R3 E4 R3 U3 N3 W10$ E14 N13 W3
FOP=[YR=2006] N11 W12 S11 E12$ W15$ E3 N11 E12 S11 E15 N40$.

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	0681	POLE SHED	0	100	32	31	992.00	SF	6.00	6.00	100	1990	1990	3	20	1,190	
2	0811	CONCRETE B	0	0	0	0	569.00	SF	4.94	4.94	100	2000	2000	3	77	2,164	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,325.00	3,325.00	100	2005	2005	3	88	2,926	
4	0681	POLE SHED	0	100	20	12	240.00	SF	3.75	3.75	100	2007	2007	3	44	396	
5	0681	POLE SHED	0	100	18	8	144.00	SF	15.00	15.00	100	2008	2008	3	48	1,037	
6	0812	CONCRETE C	0	100	0	0	1,420.00	SF	4.00	4.00	100	2015	2015	3	95	5,396	
7	0350	CARPORT WD	0	100	36	28	1,008.00	SF	13.00	13.00	100	2015	2015	3	65	8,518	
8	0300	BOAT DCK W	0	100	0	0	175.00	SF	20.00	20.00	100	2015	2015	3	75	2,625	
9	0861	POOL GUNIT	0	100	0	0	441.00	SF	85.00	85.00	100	2019	2019	3	87	32,612	
10	0855	CONC PAVER	0	100	0	0	1,089.00	SF	10.00	10.00	100	2019	2019	3	97	10,563	

TOTAL OB/XF 67,427

LAND DESCRIPTION

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	100	0005	OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500							

REVIEW DATE 12/09/2019 BY TWX Total Acres: 7.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS

IN OR 1380/1579 2005 PALH TW
1993 DEST DW/MH
ESMT OR 1316/1487

COWART JACK E JR
34027 COWART LANE
CALLAHAN, FL 32011

2025

11-1N-24-0000-0001-0010

BUILDING CHARACTERISTICS

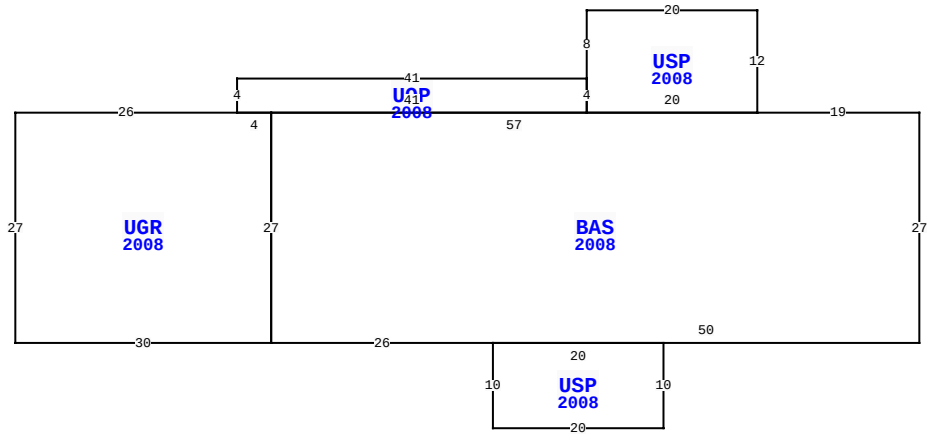
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2008	2,052	59,689
UGR	810	45	2008	364	10,588
UOP	164	25	2008	41	1,193
USP	200	50	2008	100	2,909
USP	240	50	2008	120	3,491
TOTALS	3,466			2,677	77,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,677	121.2000	96.96	259,562	1993	1993	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2007 Heated Area: 2052 HX Base Yr 2007



34027 COWART LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		352,731
TOTAL MARKET OB/XF VALUE		67,427
TOTAL LAND VALUE - MARKET		136,500
TOTAL MARKET VALUE		556,658
SOH/AGL Deduction		233,690
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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,246
TOTAL JUST VALUE		556,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R08136	REPAIR/RRF	1,000	08/01/2005
E0514953	ELEC OTHER	0	05/01/2005
M0509720	H/AC	0	05/01/2005
MH4552	MH MOVE-ON	0	03/01/2005
P09121	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/1579	1/11/2006	QC	U	I	07	100
GRANTOR: COWART JACK E & MYRTL						
GRANTEE: COWART JACK E JR						
1245/0405	7/13/2004	QC	Q	I	01	100
GRANTOR: COWART JACK E						
GRANTEE: COWART JACK E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19 USP=[YR=2008] N12 W20 S8 UOP=[YR=2008] W41 S4 UGR=[YR=2008] W26 S27 E30 N27 W4$ E41 N4$ S4 E20$ W57 S27 E26 USP=[YR=2008] S10 E20 N10 W20$ E50 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/09/2019 BY TWX Total Acres: 7.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS

IN OR 1380/1579 2005 PALH TW
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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

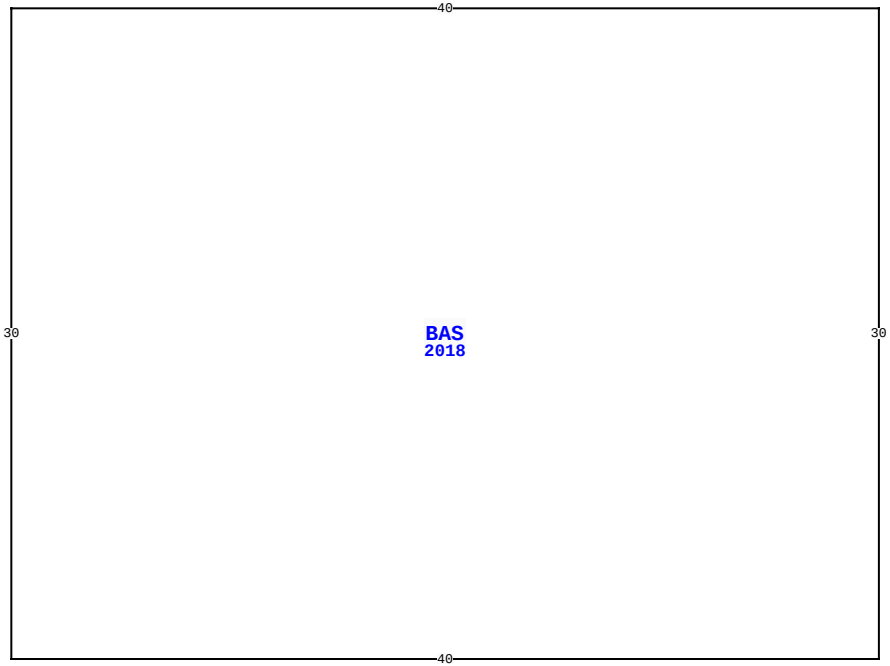
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2018	1,200	22,410
TOTALS	1,200			1,200	22,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	20.75	24,900	2015	2015	0	0	0	10.00	90.00

3 GARAGE RES – 100% - 2007 Heated Area: 1200 HX Base Yr 2007



34027 COWART LN, CALLAHAN

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NASSAU COUNTY PROPERTY

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INCOME VALUE		
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: COWART JACK E & MYRTL						
GRANTEE: COWART JACK E JR						
1245/0405	7/13/2004	QC	Q	I	01	100
GRANTOR: COWART JACK E						
GRANTEE: COWART JACK E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S30 E40 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/09/2019 BY TWX Total Acres: 7.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS