PT NE1/4 OF NE1/4 OF SW1/4 &
PT NW1/4 OF SE1/4 OF
SEC 24-2N-23E IN OR 1517/1763

COWART CHADWICK G
P O BOX 2266
CALLAHAN, FL 32011

2025

24-2N-23-0000-0004-0050

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 100
Air Condition	01	NONE 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

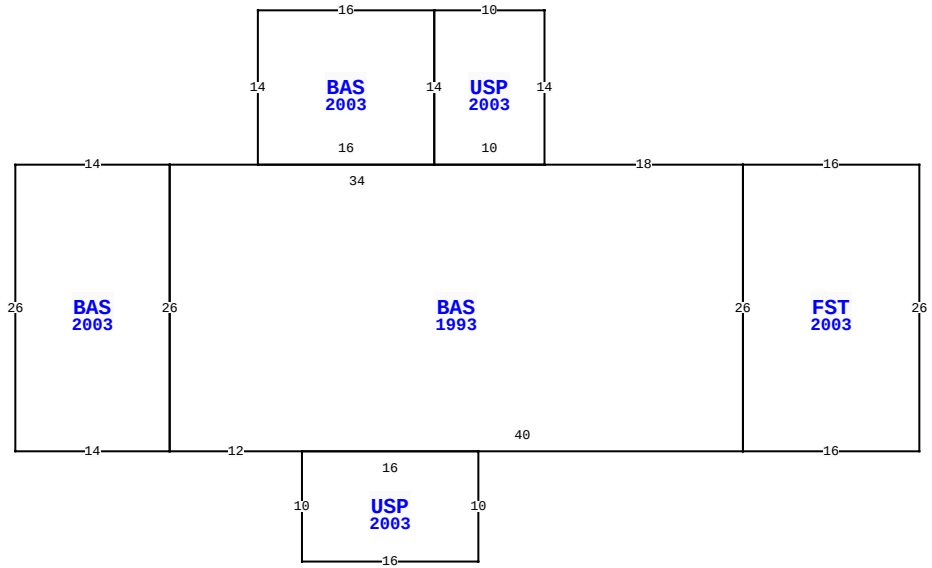
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1993	1,352	36,017
BAS	224	100	2003	224	5,967
BAS	364	100	2003	364	9,697
FST	416	65	2003	270	7,193
USP	140	50	2003	70	1,865
USP	160	50	2003	80	2,131
TOTALS	2,656			2,360	62,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,360	111.0000	88.80	209,568	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 1940 HX Base Yr 2019



20850 HURST DR, HILLIARD

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		62,870
TOTAL MARKET OB/XF VALUE		9,473
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		117,343
SOH/AGL Deduction		65,069
ASSESSED VALUE		52,274
TOTAL EXEMPTION VALUE	HX HB	27,274
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/1984	4/25/2018	WD	U	I	16	34,000
GRANTOR: SIKES LOIS M						
GRANTEE: COWART CHADWICK G						
2083/0953	10/14/2016	QC	U	I	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: SIKES LOIS M ETAL &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2003] W16 BAS=[YR=1993] W18 USP=[YR=2003] N14 W10 BAS=[YR=2003] W16 S14 E16 N14 $ S14 E10 $ W34 BAS=[YR=2003] W14 S26 E14 N26 $ S26 E12 USP=[YR=2003] S10 E16 N10 W16$ E40 N26 $ S26 E16 N26 $.

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	100	24	12	288.00	SF	13.00	13.00	100	1985	1985	3	20	749	
2	0940	SHEDS/PORT	0	100	30	11	330.00	SF	19.50	19.50	100	1985	1985	3	20	1,287	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.30	18.30	100	1985	1985	3	20	1,054	
4	0510	GARAGE WD-	0	100	26	26	676.00	SF	35.00	35.00	100	1996	1996	3	23	5,442	
5	0351	CARPORT MT	0	100	35	24	840.00	SF	5.60	5.60	100	2003	2003	3	20	941	

LAND DESCRIPTION

TOTAL OB/XF 9,473

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/21/2022 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS