BLOCK 3 PT OF LOT 8
IN OR 757 PG 580
NEWCOMB SUB SOUTH CALLAHAN

COWART RONALD D & PHYLLIS I
PO BOX 675
CALLAHAN, FL 32011-0675

2025

32-2N-25-2920-0003-0084

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

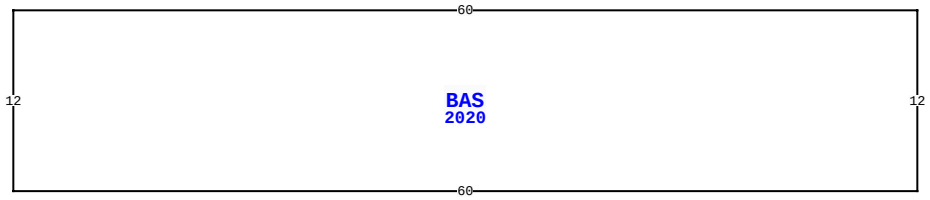
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2020	720	19,215
TOTALS	720			720	19,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	111.2000	88.96	64,051	1970	1970	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



44028 RONS PL, 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	19,215
TOTAL MARKET OB/XF VALUE	5,130
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	69,345
SOH/AGL Deduction	20,009
ASSESSED VALUE	49,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,336
TOTAL JUST VALUE	69,345
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003189	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0757/0580	4/18/1996	WD	Q	V	01	100

GRANTOR: COWART JOHN R
GRANTEE: COWART RONALD & PHY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S12 E60 N12$.

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	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	1980	1980	3	20	4,032	
2	0810	CONCRETE A	0	0	24	16	384.00	SF	6.50	6.50	100	1985	1985	3	44	1,098	

LAND DESCRIPTION

TOTAL OB/XF 5,130

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

REVIEW DATE 05/20/2021 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS