PT SEC 36-3N-24E IN OR 2584/1820
ESMT IN OR 2653-78

COWARD SCOTT M & EMILY M
7931 CEZANNE DR N
JACKSONVILLE, FL 32221

2026

36-3N-24-0000-0005-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06

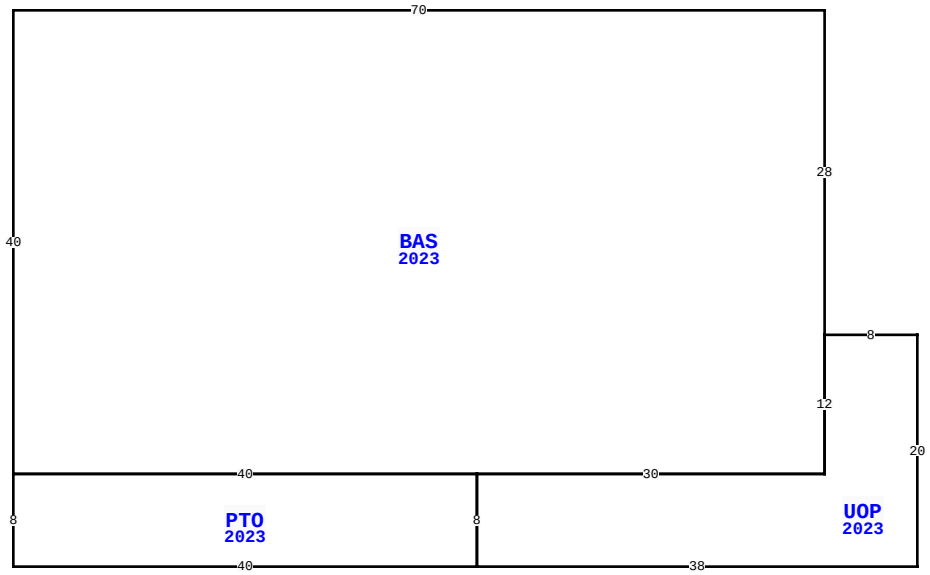
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100	2023	2,800	53,206
PTO	320	5	2023	16	304
UOP	400	20	2023	80	1,520
TOTALS	3,520			2,896	55,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,896	49.7260	19.39	56,153	2023	2023	0	0	0	2.00	98.00

1 GARAGE RES 0% - 2024 Heated Area: 2800 HX Base Yr



DYAL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	55,030
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	128,100
TOTAL MARKET VALUE	183,130
SOH/AGL Deduction	0
ASSESSED VALUE	183,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,130
TOTAL JUST VALUE	183,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009945	POLE SHED	0	08/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/1820	8/16/2022	WD	Q	V	01	160,000
GRANTOR: WHITAKER ANDREW J & S						
GRANTEE: COWARD SCOTT M & EM						
1453/1257	10/19/2006	WD	Q	V		126,000
GRANTOR: BUCCELLA ROBERT P & M						
GRANTEE: WHITAKER ANDREW J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,10] E70 S28 S12 W30 W40 N40 $
UOP=[YR=2023;ORIG=70,38] E8 S20 W38 N8 E30 N12 $
PTO=[YR=2023;ORIG=0,50] E40 S8 W40 N8 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6.10	AC		1.00	1.00	1.00	21,000.00	21,000.00	128,100							

REVIEW DATE 03/20/2025 BY WWA Total Acres: 6.10 Total Land Value: 128,100 Market: 0 Agricultural: 0 Common: 128,100 PRINTED 07/09/2026 BY SYS