GOVT LOT 4
IN OR 1887/386

CROWARD LISA J
55053 COOK DRIVE
CALLAHAN, FL 32011

2023

27-2N-25-0000-0004-0020

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	08	SHT VINYL 80
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

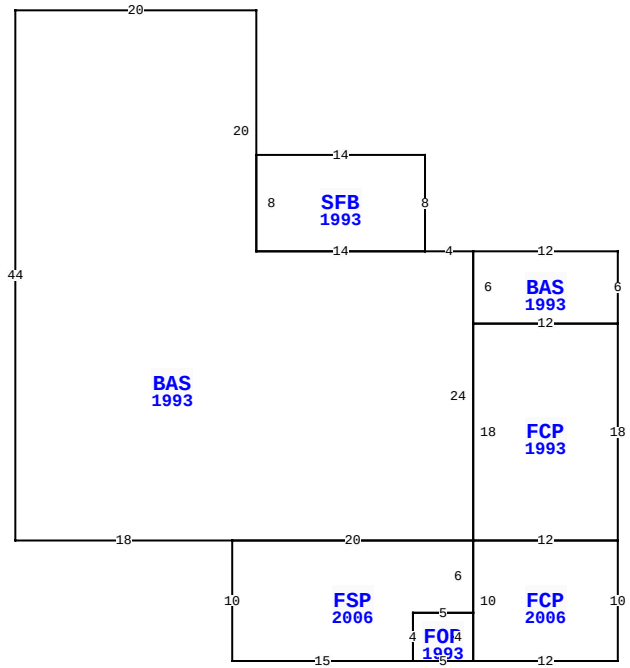
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	72	6,673
BAS	1,312	100	1,312	121,599
FCP	216	25	54	5,004
FCP	120	25	30	2,781
FOP	20	30	6	556
FSP	180	40	72	6,673
SFB	112	80	90	8,341
TOTALS	2,032		1,636	151,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,636	121.1760	109.36	178,913	1980	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2015 Heated Area: 1474 HX Base Yr 2015



55053 COOK DR, CALLAHAN

BLD DATE	06/15/2007 KW	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,629
TOTAL MARKET OB/XF VALUE		31,433
TOTAL LAND VALUE - MARKET		109,240
TOTAL MARKET VALUE		220,104
SOH/AGL Deduction		98,719
ASSESSED VALUE		121,385
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,385
TOTAL JUST VALUE		292,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529984	XFOB	0	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1887/0386	10/21/2013	WD	U	I	11	100
GRANTOR: HUGHES JASON L						
GRANTEE: BROWARD LISA J						
1792/0268	5/01/2012	WD	U	I	11	100
GRANTOR: HUGHES JASON L						
GRANTEE: BROWARD LISA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=1993] W4 SFB=[YR=1993] N8 W14 S8 E14 $ W14 N20 W20 S44 E18 FSP=[YR=2006] S10 E15 FOP=[YR=1993] E5 FCP=[YR=2006] E12 N10 FCP=[YR=1993] N18 W12 S18 E12$ W12 S10 $ N4 W5 S4 $ N4 E5 N6 W20 $ E20 N24 $ S 6 E12 N6 $.

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	27	32	864.00	SF	15.00	15.00	100	1980	1980	3	20	2,592	
2	0200	BARN WD 0-	0	100	32	16	512.00	SF	20.00	20.00	100	1980	1980	3	20	2,048	
3	0681	POLE SHED	0	100	38	30	1,140.00	SF	15.00	15.00	100	1980	1980	3	20	3,420	
4	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1985	1985	3	20	780	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
6	0510	GARAGE WD-	0	100	26	30	780.00	SF	35.00	35.00	100	2015	2015	3	81	22,113	

LAND DESCRIPTION

TOTAL OB/XF 31,433

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006005	A	PAST/GRAZE	0			0.00	0.00	4.64	AC		1.00	1.00	1.00	440.00	440.00	2,042							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	4.64	AC		1.00	1.00	1.00	16,000.00	16,000.00	74,240							

REVIEW DATE 05/20/2020 BY KB Total Acres: 5.64 Total Land Value: 37,042 Market: 74,240 Agricultural: 2,042 Common: 35,000 PRINTED 08/02/2023 BY SYS