PT OF GOV LOT 4
IN OR 725 PG 995

BUNTING JACK G & SHIRLEY A
55170 COOK DRIVE
CALLAHAN, FL 32011

2023

27-2N-25-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

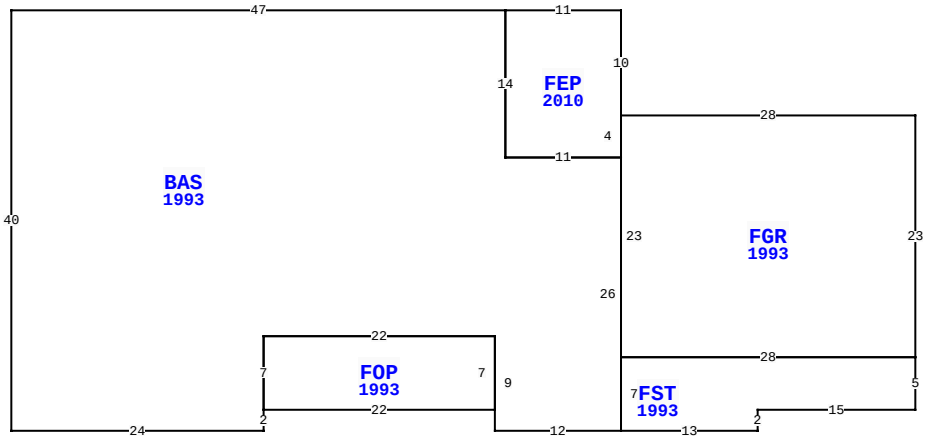
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	1,968	173,217
FEP	154	80	123	10,826
FGR	644	55	354	31,158
FOP	154	30	46	4,049
FST	166	55	91	8,009
TOTALS	3,086		2,582	227,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,582	136.4000	123.10	317,844	1977	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 0 Heated Area: 1968 HX Base Yr



55170 COOK DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		227,258
TOTAL MARKET OB/XF VALUE		12,472
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		301,830
SOH/AGL Deduction		140,644
ASSESSED VALUE		161,186
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,186
TOTAL JUST VALUE		301,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6899	MH MOVE-ON	14,555	09/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0725/0995	3/13/1995	WD	U	I	01	100

GRANTOR: BUNTING JACK G & SHIR

GRANTEE: BUNTING JACK G & SH

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W28 FEP=[YR=2010] N10 W11 BAS=[YR=1993] W47 S40 E24 N2 FOP=[YR=1993] E22 N7 W22 S7$ N7 E22 S9 E12 FST=[YR=1993] E13 N2 E15 N5 W28 S7$ N26 W11 N14$ S14 E11 N4$ S23 E28 N23$.

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
2	0680	POLE SHED	0	100	36	24	864.00	SF	12.50	12.50	100	1980	1980	3	20	2,160	
3	0681	POLE SHED	0	100	36	22	792.00	SF	4.50	4.50	100	1980	1980	3	20	713	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1977	1977	3	42	840	
5	0810	CONCRETE A	0	100	62	3	186.00	SF	6.50	6.50	100	1980	1980	3	35	423	
6	0812	CONCRETE C	0	100	0	0	2,971.00	SF	4.00	4.00	100	1985	1985	3	49.5	5,883	
8	0350	CARPORT WD	0	0	21	12	252.00	SF	13.00	13.00	100	1988	1988	3	20	655	
14	0351	CARPORT MT	0	100	14	36	504.00	SF	12.50	12.50	100	1994	1994	3	20	1,260	
16	0680	POLE SHED	0	100	16	14	224.00	SF	10.00	10.00	100	1995	1995	3	24	538	

LAND DESCRIPTION

TOTAL OB/XF 12,472

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	000115	C	SFR ACRES	100		OR	0.00	0.00	3.45	AC		1.00	1.00	1.00	18,000.00	18,000.00	62,100							

REVIEW DATE 05/20/2020 BY KBA Total Acres: 3.45 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 08/02/2023 BY SYS