PT OF GOVT LOT 4
PARCELS 4-23 & 4-24
IN OR 725/991 & OR 1035/1196

BUNTING TODD G & CHERYL L
55284 COOK DR
CALLAHAN, FL 32011

2023

27-2N-25-0000-0004-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

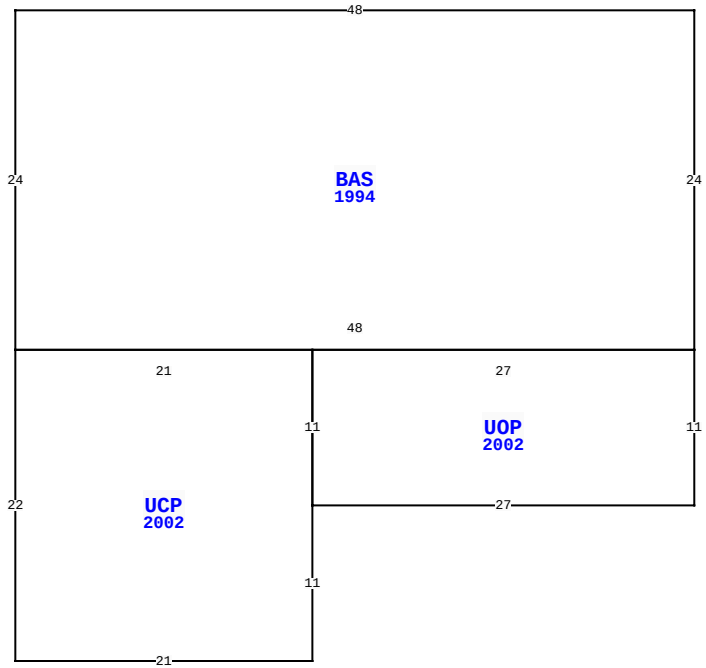
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	28,305
UCP	462	20	92	2,261
UOP	297	25	74	1,818
TOTALS	1,911		1,318	32,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,318	117.0000	81.90	107,944	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1995 Heated Area: 1152 HX Base Yr 1995



55284 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		32,383
TOTAL MARKET OB/XF VALUE		4,198
TOTAL LAND VALUE - MARKET		52,850
TOTAL MARKET VALUE		89,431
SOH/AGL Deduction		41,194
ASSESSED VALUE		48,237
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,237
TOTAL JUST VALUE		89,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0725/0991	3/13/1995	WD	U	I	01	100

GRANTOR: BUNTING JACK G & SHIR

GRANTEE: BUNTING TODD G & CH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W48 S24 UCP=[YR=2002] S22 E21 N11
UOP=[YR=2002] E27 N11 W27 S11 $ N11 W21 $ E48 N24 $.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1998	1998	3	20	576	
2	1242	WD DECK A	0	100	13	9	117.00	SF	10.00	10.00	100	2002	2002	3	21	246	
3	0350	CARPORT WD	0	100	29	24	696.00	SF	13.00	13.00	100	1994	1994	3	20	1,810	
4	0940	SHEDS/PORT	0	100	29	9	261.00	SF	30.00	30.00	100	1994	1994	3	20	1,566	

LAND DESCRIPTION

TOTAL OB/XF 4,198

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	0.80	AC		1.00	1.00	1.00	35,000.00	35,000.00	28,000							
2	000115	C	SFR ACRES	100			0.00	0.00	0.71	AC		1.00	1.00	1.00	35,000.00	35,000.00	24,850							

REVIEW DATE 07/17/2017 BY KBX Total Acres: 1.51 Total Land Value: 52,850 Market: 0 Agricultural: 0 Common: 52,850 PRINTED 08/02/2023 BY SYS