

PT SW1/4 OF SEC 27-3N-25E
IN OR 2558/1294
ESMT IN OR 1893/522,2196/374

COOK JULIA A IRREVOCABLE TRUST/COOK DAMIAN ROGER T
54693 WILDLIFE WAY
CALLAHAN, FL 32011

2023

27-3N-25-0000-0003-0030



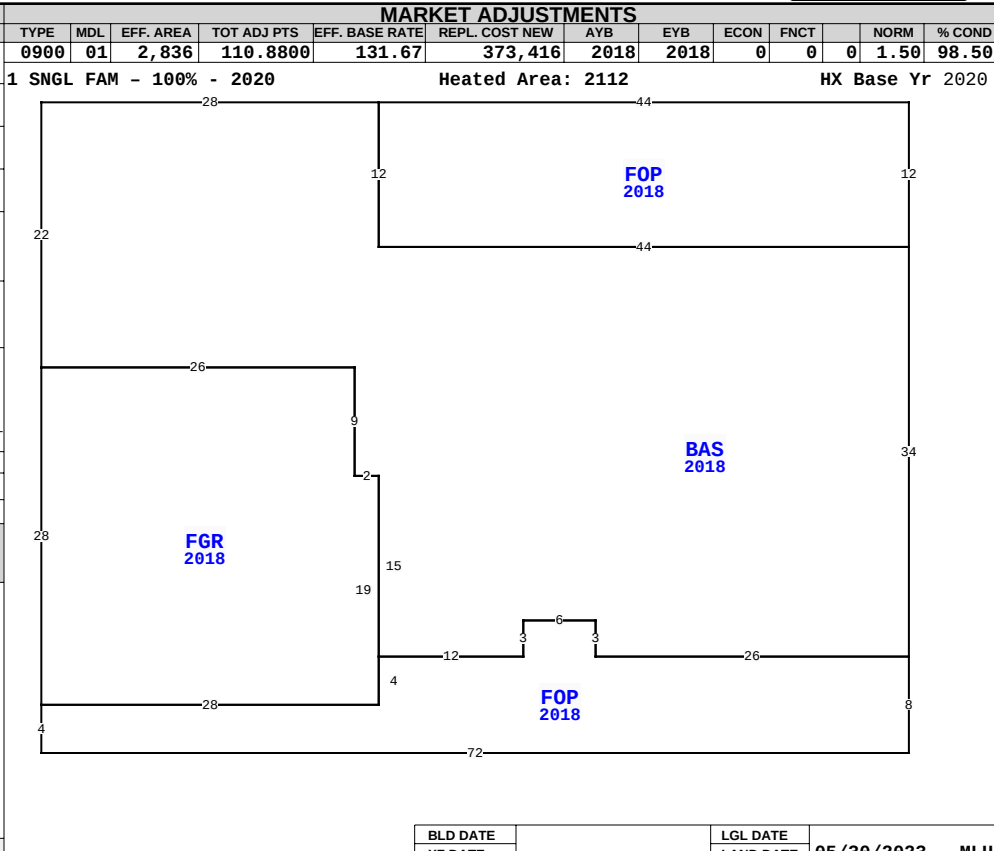
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100	2,112	273,916
FGR	766	55	421	54,602
FOP	482	30	145	18,806
FOP	528	30	158	20,492
TOTALS	3,888		2,836	367,815

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0810	CONCRETE A	0 100	0	0	700.00	SF	6.50	6.50	100	2018	2018	3	98

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00



54693 WILDLIFE WAY, CALLAHAN	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		413,250	
TOTAL MARKET OB/XF VALUE		4,459	
TOTAL LAND VALUE - MARKET		336,000	
TOTAL MARKET VALUE		753,709	
SOH/AGL Deduction		347,971	
ASSESSED VALUE		405,738	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		355,738	
TOTAL JUST VALUE		753,709	
NCON VALUE		45,435	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,993	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011500	CO ISSUED	0	11/19/2018
17009118	NEW CONSTR	300,550	10/16/2017
17006065	GARAGE	108,216	10/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1294	2/25/2022	WD	U	I	11	100
GRANTOR: COOK ROGER W & JULIE						
GRANTEE: JULIA ANN COOK IRR						
1893/0518	12/09/2013	WD	Q	V	02	110,500
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: COOK ROGER W & JULI						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FOP=[YR=2018] W44 BAS=[YR=2018] W28 S22 FGR=[YR=2018] S28														
FOP=[YR=2018] S4 E72 N8 W26 N3 W6 S3 W12 S4 W28\$ E28 N19 W2														
N9 W26\$ E26 S9 E2 S15 E12 N3 E6 S3 E26 N34 W44 N12\$ S12 E44														
N12\$.														

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