PT OF NE1/4 OF SE1/4 OF
SEC 28-2N-25E IN OR 2024/455
(EX OR 2147/1537)

MCWHORTER LAURA A & TERRY L SR
55293 COOK DR
CALLAHAN, FL 32011

**2023**

**28-2N-25-0000-0005-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

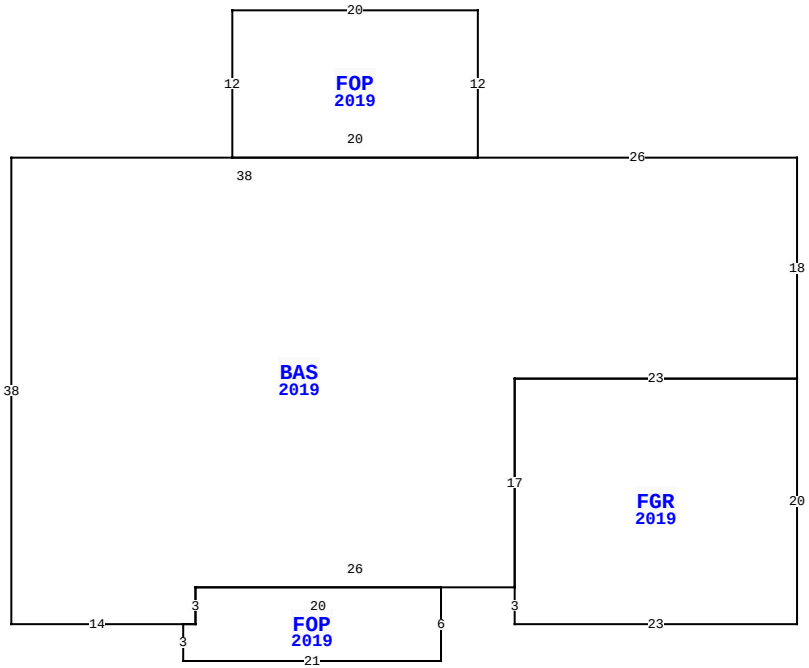
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 1,894 | 100 | 1,894 | 205,975 |
| FGR | 460 | 55 | 253 | 27,514 |
| FOP | 123 | 30 | 37 | 4,023 |
| FOP | 240 | 30 | 72 | 7,830 |
| TOTALS | 2,717 | | 2,256 | 245,344 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,256 | 121.7160 | 109.85 | 247,822 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

4 SINGLE FAM – 100% - 2020 Heated Area: 1894 HX Base Yr 2020




55293 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 | | 270,857 |
| TOTAL MARKET OB/XF VALUE | | 7,776 |
| TOTAL LAND VALUE - MARKET | | 70,700 |
| TOTAL MARKET VALUE | | 349,333 |
| SOH/AGL Deduction | | 114,772 |
| ASSESSED VALUE | | 234,561 |
| TOTAL EXEMPTION VALUE | HX HB VX DX | 60,000 |
| BASE TAXABLE VALUE | | 174,561 |
| TOTAL JUST VALUE | | 349,333 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 304,532 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21004756 | GARAGE | 57,084 | 04/16/2021 |
| 1900463 | CO ISSUED | 0 | 01/16/2019 |
| 18006474 | NEW CONSTR | 256,286 | 08/01/2018 |
| 18003952 | DEMOLITION | 2,000 | 05/01/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2024/0455 | 11/25/2015 | QC | U | I | 11 | 75,000 |
| GRANTOR: FRANCIS EUGENE W JR E | | | | | | |
| GRANTEE: MCWHORTER LAURA ANN | | | | | | |
| 2013/0928 | 11/09/2015 | QC | U | I | 11 | 100 |
| GRANTOR: FRANCIS EUGENE W | | | | | | |
| GRANTEE: FRANCIS EUGENE W JR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2019] W26 FOP=[YR=2019] N12 W20 S12 E20$ W38 S38 E14 FOP=[YR=2019] S3 E21 N6 W20 S3 W1$ E1 N3 E26 FGR=[YR=2019] S3 E23 N20 W23 S17$ N17 E23 N18$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0510 | GARAGE WD- | 0 | 100 | 30 | 32 | 960.00 | SF | 35.00 | 35.00 | 100 | 1978 | 1978 | 3 | 20 | 6,720 | |
| 7 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 60.00 | LF | 32.00 | 32.00 | 100 | 2000 | 2000 | 3 | 55 | 1,056 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,776

| 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 | 000102 | C | SFR/MH | 100 | | OR | 0.00 | 0.00 | 2.02 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,700 | | | | | | | |

REVIEW DATE 07/20/2021 BY KB Total Acres: 2.02 Total Land Value: 70,700 Market: 0 Agricultural: 0 Common: 70,700 PRINTED 08/02/2023 BY SYS

PT OF NE1/4 OF SE1/4 OF
SEC 28-2N-25E IN OR 2024/455
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**2023**

**28-2N-25-0000-0005-0000**

## NASSAU COUNTY PROPERTY



### 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 | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

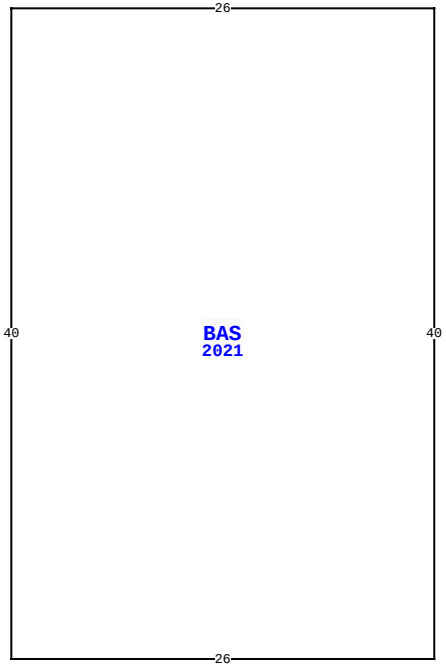
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,040 | 100 | 1,040 | 25,513 |
| TOTALS | 1,040 | | 1,040 | 25,513 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,040 | 70.7940 | 24.78 | 25,771 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

5 GARAGE RES – 100% - 2020 Heated Area: 1040 HX Base Yr 2020




55293 COOK DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
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| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
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| TOTAL MARKET OB/XF VALUE | | 7,776 |
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| BASE TAXABLE VALUE | | 174,561 |
| TOTAL JUST VALUE | | 349,333 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 304,532 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2024/0455 | 11/25/2015 | QC | U | I | 11 | 75,000 |
| GRANTOR: FRANCIS EUGENE W JR E | | | | | | |
| GRANTEE: MCWHORTER LAURA ANN | | | | | | |
| 2013/0928 | 11/09/2015 | QC | U | I | 11 | 100 |
| GRANTOR: FRANCIS EUGENE W | | | | | | |
| GRANTEE: FRANCIS EUGENE W JR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2021] W26 S40 E26 N40$.

### 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 | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/20/2021 BY KB Total Acres: 2.02 Total Land Value: 70,700 Market: 0 Agricultural: 0 Common: 70,700 PRINTED 08/02/2023 BY SYS