PT OF NE1/4 OF SE1/4 OF
SEC 28-2N-25E

FORD TOM/
55249 COOK DR
CALLAHAN, FL 32011

2023

28-2N-25-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

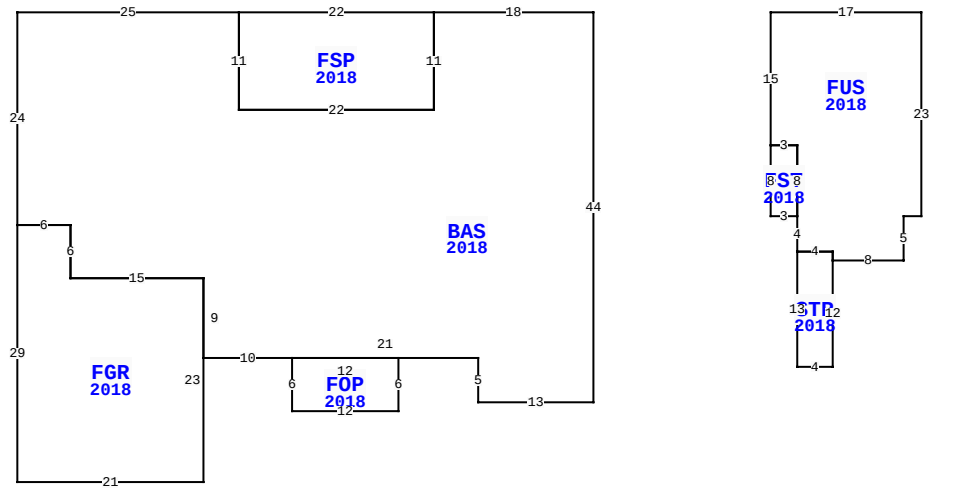
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,133	100	2,133	250,125
FGR	519	55	285	33,420
FOP	72	30	22	2,580
FSP	242	40	97	11,375
FST	24	55	13	1,525
FUS	423	100	423	49,603
STR	52	10	5	586
TOTALS	3,465		2,978	349,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,978	100.2510	119.05	354,531	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 2556 HX Base Yr 2019



55249 COOK DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		349,213
TOTAL MARKET OB/XF VALUE		2,847
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		422,060
SOH/AGL Deduction		155,758
ASSESSED VALUE		266,302
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,302
TOTAL JUST VALUE		422,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000007	CO ISSUED	0	05/16/2018
18000007	NEW CONSTR	324,456	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	11/09/2017	CN	U	V	11	100
GRANTOR: FRANCIS EUGENE W						
GRANTEE: FORD TOM						
9999/9999	9/26/2017	CN	U	V	11	100
GRANTOR: MCWHORTER TERRY LEE S						
GRANTEE: FORD TOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FSP=[YR=2018] W22 S11 E22 N11$ S11 W22 N11 W25 S24 FGR=[YR=2018] S29 E21 N23 W15 N6 W6$ E6 S6 E15 S9 E10 FOP=[YR=2018] S6 E12 N6 W12$ E21 S5 E13 N44$ PTR=E20 FUS=[YR=2018] E17 S23 W2 S5 W8 STR=[YR=2018] S12 W4 N13 E4 S1$ N1 W4 N4 FST=[YR=2018] W3 N8 E3 S8$ N8 W3 N15$ W20$.

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	0810	CONCRETE A	0	100	0	0	447.00	SF	6.50	6.50	100	2018	2018	3	98	2,847	

LAND DESCRIPTION

TOTAL OB/XF 2,847

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 07/12/2018 BY KB Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS