

PT NW1/4 OF SEC 29-2N-25E IN
OR 2022/1470
(EX PT IN OR 2005-697)

COOK FAMILY SHOPPING CENTER LLC/
PO BOX 87
CALLAHAN, FL 32011-0087

2023

29-2N-25-0000-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 90
Roof Cover	10	WD SHINGLE 10
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	17	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	11	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	COMMERCIAL Level 01
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,968	100	4,968	107,930
CAN	1,050	30	315	6,844
FST	432	50	216	4,693
TOTALS	6,450		5,499	119,466

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	10,380.00	SF	2.00	2.00	
3	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	
5	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	
6	0810	CONCRETE A	0	0	150	1	150.00	SF	6.50	6.50	
7	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	
8	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	
9	0812	CONCRETE C	0	0	0	0	31,065.00	SF	4.00	4.00	
13	0801	ASPHALT A	0	0	0	0	160.00	SF	3.00	3.00	
14	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	
15	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001610	C	SH CTR NHD	0	0004	CHT	187.00	120.00	142,440.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
1602	04	5,499	79.1775	86.90	477,863	1977	1977	20	0	5	50.00
1 NBHD SHOP - 0% - 0											
Heated Area: 4968											
HX Base Yr											
450018 SR 200, CALLAHAN											
BLD DATE 11/07/2022 HS LGL DATE 09/22/2020 KK											
XF DATE 09/22/2020 KK											
INC DATE 09/22/2020 KK											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	10,380.00	SF	2.00	2.00	
3	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	
5	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	
6	0810	CONCRETE A	0	0	150	1	150.00	SF	6.50	6.50	
7	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	
8	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	
9	0812	CONCRETE C	0	0	0	0	31,065.00	SF	4.00	4.00	
13	0801	ASPHALT A	0	0	0	0	160.00	SF	3.00	3.00	
14	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	
15	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001610	C	SH CTR NHD	0	0004	CHT	187.00	120.00	142,440.00	SF	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 3											
1											
STANDARD											
Tax Group: 1											
Tax Dist:											
BUILDING MARKET VALUE											
413,393											
TOTAL MARKET OB/XF VALUE											
393											
TOTAL LAND VALUE - MARKET											
854,640											
TOTAL MARKET VALUE											
1,268,426											
SOH/AGL Deduction											
390,074											
ASSESSED VALUE											
878,352											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
878,352											
TOTAL JUST VALUE											
1,268,426											
NCON VALUE											
0											
INCOME VALUE											
756,361											
PREVIOUS YEAR MKT VALUE											
840,806											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P2551	NEW CONSTR	0	12/13/2002
B2515	SIGN	0	07/01/2002
2307	SIGN	70	10/10/2000
2305	SIGN	600	10/05/2000
2306	CHNGE SRVC	10,000	10/04/2000
2301	SIGN	300	10/03/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2022/1470	12/03/2015	SW	U	I	11	100	
GRANTOR:1995 COOK LIMITED PAR							
GRANTEE:COOK FAMILY SHOPPIN							
2005/0699	9/21/2015	QC	U	I	11	100	
GRANTOR:CALLAHAN TIMBER COMPA							
GRANTEE:1995 COOK LIMITED P							
BUILDING NOTES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W138 S36 CAN=[YR=1993] S7 E150 N7											
FST=[YR=1993] N36 W12 S36 E12\$ W150\$ E138 N36\$.											

**COOK FAMILY SHOPPING CENTER LLC/
PO BOX 87
CALLAHAN, FL 32011-0087**

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	STANDARD														
Exterior Wall	15	1602	04	10,121	71.9580	78.97	799,255	1985	1985	20	0	5	41.63	33.37	TAX GROUP: 1														
Exterior Wall	20	5 NBHD SHOP - 0% - 0													TAX DIST:														
Roof Structure	09	Heated Area: 9601													HX Base Yr														
Roof Cover	04	UST 2007													UST 1993														
Roof Cover	10	UST 1993													UST 1993														
Interior Wall	05	BAS 1993													UST 1993														
Interior Floor	14	CAN 1993													CAN 1993														
Interior Floor	05	CAN 1993													CAN 1993														
Ceiling	01	CAN 1993													CAN 1993														
Air Condition	03	CAN 1993													CAN 1993														
Heating Type	04	CAN 1993													CAN 1993														
Fixtures	03	CAN 1993													CAN 1993														
Frame	03	CAN 1993													CAN 1993														
Story Height	11	CAN 1993													CAN 1993														
RMS	28	CAN 1993													CAN 1993														
Stories	1.	CAN 1993													CAN 1993														
Units	0	CAN 1993													CAN 1993														
BUD8 Adjustme	01	CAN 1993													CAN 1993														
Quantity	00	CAN 1993													CAN 1993														
DOR CODE	1600	CAN 1993													CAN 1993														
MAP NUM	1600	CAN 1993													CAN 1993														
NEIGHBORHOOD/LOC	7002.00	CAN 1993													CAN 1993														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTALS										TOTALS														
BAS	9,601	100	9,601	253,008	TOTALS										TOTALS														
CAN	567	30	170	4,480	TOTALS										TOTALS														
CAN	630	30	189	4,980	TOTALS										TOTALS														
UST	121	40	48	1,265	TOTALS										TOTALS														
UST	192	40	77	2,029	TOTALS										TOTALS														
UST	90	40	36	949	TOTALS										TOTALS														
EXTRA FEATURES					450018 SR 200, CALLAHAN										TOTALS														
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	TOTALS												
16	0810	CONCRETE A	0	0	0	637.00	SF	6.50	6.50	0.25	1985	1985	3	0.25	10		TOTALS												
LAND DESCRIPTION																	TOTAL OB/XF												
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
REVIEW DATE 06/16/2023 BY REA																													
Total Acres: 0.00 Total Land Value: 854,640 Market: 0 Agricultural: 0 Common: 854,640 PRINTED 08/02/2023 BY SYS																													

REVIEW DATE	06/16/2023	BY	REA	Total Acres: 0.00	Total Land Value: 854,640	Market: 0	Agricultural: 0	Common: 854,640	PRINTED 08/02/2023 BY SYS
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