FRAC W 1/2 OF
IN OR 2022/1457
ABDND R/W OR 661/1963

COOK FAMILY NASSAU LLC
PO BOX 87
CALLAHAN, FL 32011-0087

2023

30-2N-25-0000-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

616661 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2016 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,354
TOTAL LAND VALUE - MARKET	353,350
TOTAL MARKET VALUE	84,716
SOH/AGL Deduction	5,350
ASSESSED VALUE	79,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,366
TOTAL JUST VALUE	369,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2022/1457	12/03/2015	SW	U	I	11	100
GRANTOR: 1995 COOK LIMITED PAR						
GRANTEE: COOK FAMILY NASSAU						
1128/1599	4/09/2003	WD	U	I	06	342,000
GRANTOR: COOK W K & BETTY P (5						
GRANTEE: 1995 COOK LMTD PART						

BUILDING NOTES

BUILDING DIMENSIONS

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	0200	BARN WD 0-	0	0	40	40	1,600.00	SF	20.00	20.00	100	2002	2002	3	32	10,240	
2	0681	POLE SHED	0	0	26	22	572.00	SF	15.00	15.00	100	2008	2008	3	56	4,805	
3	0461	IRON FENCE	0	0	35	5	175.00	SF	8.50	8.50	100	2003	2003	3	88	1,309	

LAND DESCRIPTION

TOTAL OB/XF 16,354

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	116.34	AC		1.00	1.00	1.00	550.00	550.00	63,987							
2	005902	A	HARDWOOD SI	0			0.00	0.00	25.00	AC		1.00	1.00	1.00	175.00	175.00	4,375							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	141.34	AC		1.00	1.00	1.00	2,500.00	2,500.00	353,350							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 141.34 Total Land Value: 68,362 Market: 353,350 Agricultural: 68,362 Common: 0 PRINTED 08/02/2023 BY SYS