

COOK FAMILY STATE RD 108 LLC
PO BOX 87
CALLAHAN, FL 32011

30-2N-25-0000-0020-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1903COMMON BRK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo

14CARPET 60

Interior Floo

12HARDWOOD 40

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
1.5 100
03MASONRY 100

Stories
Units

1.1. 100
0 100

BUD8 Adjustme
Occupancy

06DIST 1D 100
00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,6241001,624117,489
FGR4065522316,133
FOP14030423,038

TOTALS2,1701,889136,660

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100196719673301,050

20812CONCRETE C00002,775.00SF4.004.00100197519753272,997

31242WD DECK A001017170.00SF10.0010.00100201320133651,105

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES00004OR0.000.001.90AC1.001.001.0035,000.0035,000.0066,500

REVIEW DATE01/14/2021BYKWA

Total Acres: 1.90Total Land Value: 66,500Market: 0Agricultural: 0Common: 66,500PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,889120.5400108.79205,504196719750033.5066.50

1 SINGLE FAM - 0% - 0Heated Area: 1624HX Base Yr

29561429

BAS1993

FGR1993

22342014

FOP1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE136,660

TOTAL MARKET OB/XF VALUE5,152

TOTAL LAND VALUE - MARKET66,500

TOTAL MARKET VALUE208,312

SOH/AGL Deduction35,057

ASSESSED VALUE173,255

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE173,255

TOTAL JUST VALUE208,312

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE179,790

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1993/18847/27/2015WDQI02137,000

GRANTOR: MUSSLEWHITE CHARLOTTE

GRANTEE: COOK FAMILY STATE R

0097/034512/12/1969QCUI01100

GRANTOR: MUSSLEWHITE CECIL M J

GRANTEE: MUSSLEWHITE EUGENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S29 E22 FOP=[YR=1993] S7 E20 N7W20\$ E34
FGR=[YR=1993] E14 N29 W14S29\$ N29\$.