

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

15

CONC BLOCK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

09

PINE WOOD 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2 100

Bathrooms

1 100

Frame

03

MASONRY 100

Stories

1.

1. 100

Units

0 100

BUD8 Adjustme

04

DIST 01 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

5000

IMPROVED AG

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,344

100

1,344

86,990

BAS

168

100

168

10,874

TOTALS

1,512

1,512

97,864

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

1

0940

SHEDS/PORT

0

0

0

0

336.00

SF

20.10

100

1980

1980

3

20

1,351

2

0681

POLE SHED

0

0

45

32

1,440.00

SF

7.50

100

2010

2010

3

64

6,912

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

005000

C

RURAL HOME

0

0004

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

30,000.00

30,000.00

30,000

2

005500

A

TIMBER 2 SI

0

0.00

0.00

64.00

AC

1.00

1.00

1.00

550.00

550.00

35,200

3

005902

A

HARDWOOD SI

0

0.00

0.00

15.00

AC

1.00

1.00

1.00

175.00

175.00

2,625

4

009910

M

MKT.VAL.AG

0

0.00

0.00

79.00

AC

1.00

1.00

1.00

4,500.00

4,500.00

355,500

REVIEW DATE

05/29/2020

BY

TWA

Total Acres:

80.00

Total Land Value:

67,825

Market:

355,500

Agricultural:

37,825

Common:

30,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FUNCT

NORM

% COND

0100

01

1,512

90.7800

81.93

123,878

1940

1980

0

0

21.00

79.00

1 SINGLE FAM - 0% - 0

Heated Area: 1512

HX Base Yr

22

14

6

12

14

20

6

14

34

48

BAS 1993

BAS 2019

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

544875 US HWY 1, CALLAHAN

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2022/1462

12/03/2015

SW U

U I

I

11

100

GRANTOR:1995 COOK LIMITED PAR

GRANTEE:COOK FAMILY CLEGG R

0781/1478

1/09/1997

QC U

U V

I

19

740,800

GRANTOR:COOK WILLIAM K & BETT

GRANTEE:COOK LIMITED PARTNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S22 BAS=[YR=2019] S12 E14 N12W14\$ E14 S6 E20 S6 E14 N34\$ .

NASSAU COUNTY PROPERTY

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