

PT OF SE1/4 OF NE1/4 OF SW1/4
PARCELS 35-3 & 35-4
IN OR 2027/890

COOPER WALTER C JR
P O BOX 909
CALLAHAN, FL 32011

2024

19-2N-25-0000-0035-0030



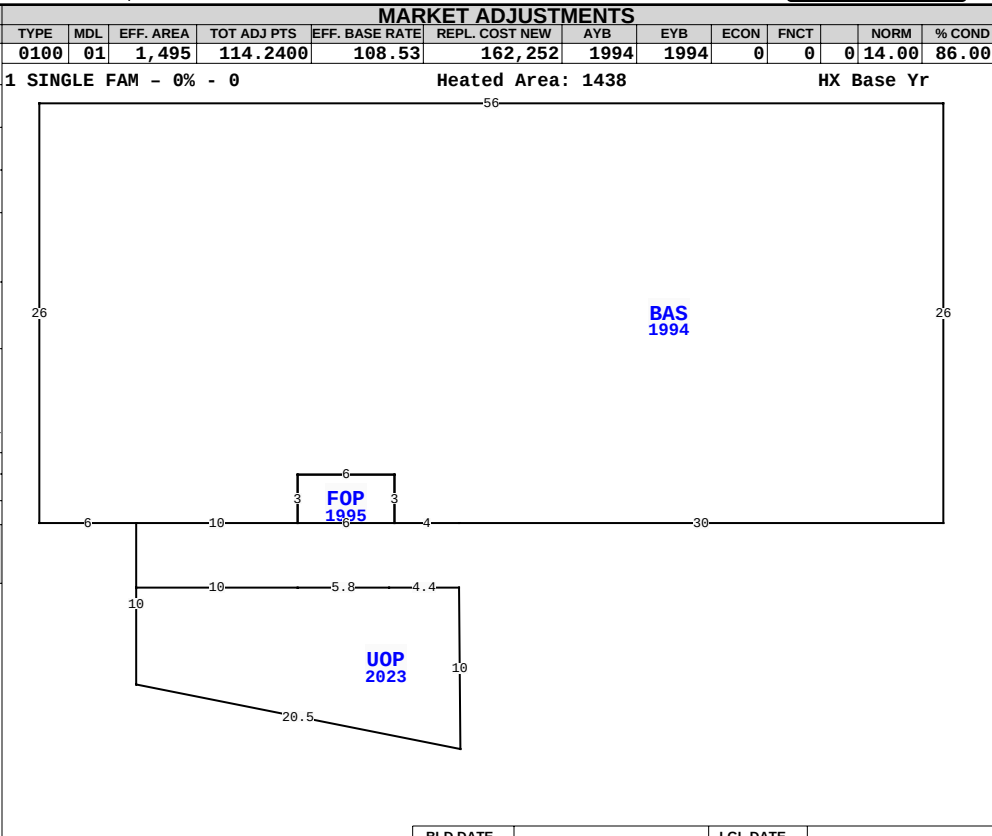
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1,438	134,217
FOP	18	30	5	467
UOP	260	20	52	4,854
TOTALS	1,716		1,495	139,537

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	
2	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50	6.50	
3	0681	POLE SHED	0	0	0	0	400.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.03	AC	



450344 OLD DIXIE HWY, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			139,537
TOTAL MARKET OB/XF VALUE			6,637
TOTAL LAND VALUE - MARKET			36,050
TOTAL MARKET VALUE			182,224
SOH/AGL Deduction			19,240
ASSESSED VALUE			162,984
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			162,984
TOTAL JUST VALUE			182,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93650	NEW CONSTR	66,694	01/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2027/0890	12/25/2015	QC	U	I	11
GRANTOR: COOPER ROBIN Y					
GRANTEE: COOPER WALTER C JR					
0693/0223	11/30/1993	QC	U	V	07
GRANTOR: LAWRENCE EDDIE					
GRANTEE: COOPER WALTER & ROB					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994;ORIG=0,0] W56 S26 E6 E10 N3 E6 S3 E4 E30 N26 \$											
UOP=[YR=2023;ORIG=-50,26] S10 D4R20.1 U10L0.1 D0L4.4 U0L5.8 W10 \$											
FOP=[YR=1995;ORIG=-40,26] E6 N3 W6 S3 \$											