PT OF GOV LOT 4
IN OR 1408/1057
R567559 & R567561

SWEAT JAMES J/SWEAT CHRISTINA L
543603 US HWY 1
CALLAHAN, FL 32011

2024

27-2N-25-0000-0004-0050

BUILDING CHARACTERISTICS

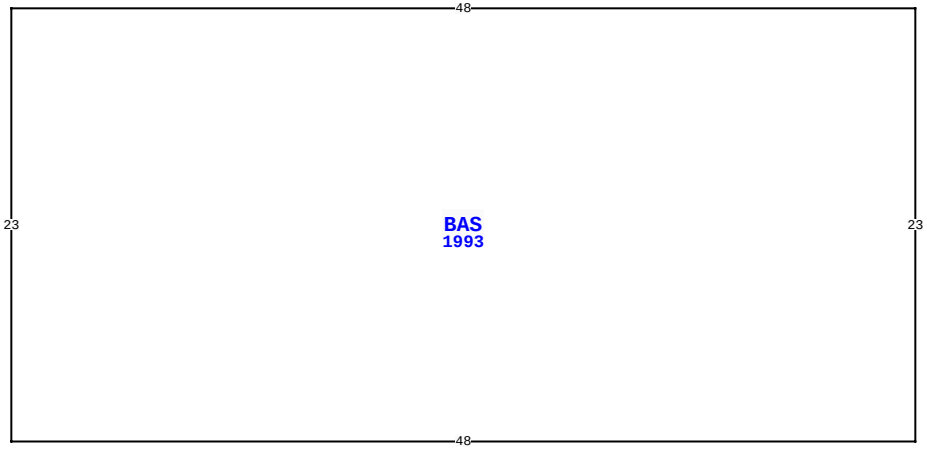
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	22,767
TOTALS	1,104		1,104	22,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	98.2000	68.74	75,889	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1104 HX Base Yr



55320 COOK DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	22,767
TOTAL MARKET OB/XF VALUE	532
TOTAL LAND VALUE - MARKET	87,500
TOTAL MARKET VALUE	110,799
SOH/AGL Deduction	33,596
ASSESSED VALUE	77,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,203
TOTAL JUST VALUE	110,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7877	MH MOVE-ON	8,000	07/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/1057	5/01/2006	QC	U	I	01	100
GRANTOR: SWEAT JAMES J ETAL						
GRANTEE: SWEAT JAMES J & CHR						
0953/0026	10/09/2000	WD	U	I	01	100
GRANTOR: SWEAT TIM A & CYNTHIA						
GRANTEE: SWEAT LARRY M & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 N23$.

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	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1980	1980	3	20	256	
2	0940	SHEDS/PORT	0	0	16	12	192.00	SF	6.00	6.00	100	2005	2005	3	24	276	

LAND DESCRIPTION

TOTAL OB/XF 532

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	000102	C	SFR/MH	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/06/2024 BY SYS