



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	1,968	181,059
FEP	154	80	123	11,316
FGR	644	55	354	32,568
FOP	154	30	46	4,232
FST	166	55	91	8,372

TOTALS 3,086 2,582 237,549

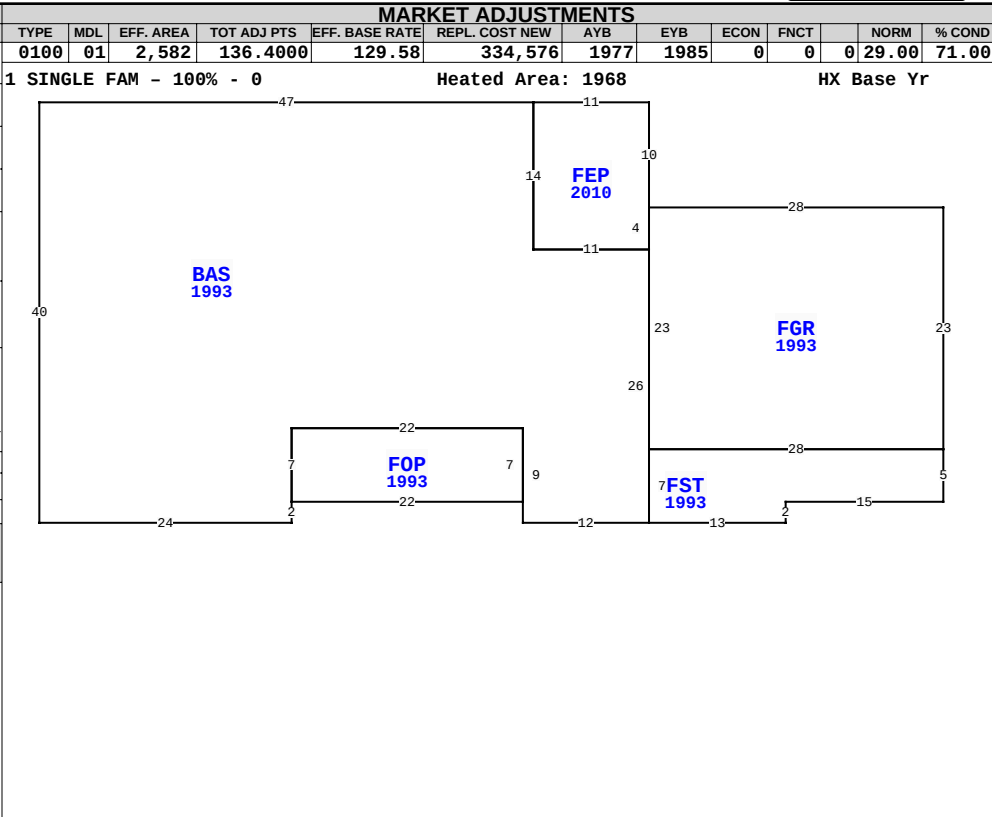
EXTRA FEATURES

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	0680	POLE SHED	0 100	36 24	864.00	SF	12.50	12.50	100	1980	1980	3	20	2,160	
2	0681	POLE SHED	0 100	36 22	792.00	SF	4.50	4.50	100	1980	1980	3	20	713	
3	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1977	1977	3	40	800	
4	0810	CONCRETE A	0 100	62 3	186.00	SF	6.50	6.50	100	1980	1980	3	32.5	393	
5	0812	CONCRETE C	0 100	0 0	2,971.00	SF	4.00	4.00	100	1985	1985	3	47	5,585	
6	0350	CARPORT WD	0 100	21 12	252.00	SF	13.00	13.00	100	1988	1988	3	20	655	
7	0351	CARPORT MT	0 100	14 36	504.00	SF	12.50	12.50	100	1994	1994	3	20	1,260	
8	0680	POLE SHED	0 100	16 14	224.00	SF	10.00	10.00	100	1995	1995	3	23	515	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.45	AC		1.00	1.00	1.00	18,000.00	18,000.00	62,100							

REVIEW DATE 05/20/2020 BY KBA



55170 COOK DR, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		237,549
TOTAL MARKET OB/XF VALUE		12,081
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		311,730
SOH/AGL Deduction		145,708
ASSESSED VALUE		166,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,022
TOTAL JUST VALUE		311,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6899	MH MOVE-ON	14,555	09/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2718/356	3/24/2024	LE U	I	11		100
GRANTOR: BUNTING JACK G & SHIR						
GRANTEE: BUNTING TODD G						
0725/0995	3/13/1995	WD U	I	01		100
GRANTOR: BUNTING JACK G & SHIR						
GRANTEE: BUNTING JACK G & SH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W28 FEP=[YR=2010] N10 W11 BAS=[YR=1993] W47 S40 E24 N2 FOP=[YR=1993] E22 N7 W22 S7\$ N7 E22 S9 E12 FST=[YR=1993] E13 N2 E15 N5 W28 S7\$ N26 W11 N14\$ S14 E11 N4\$ S23 E28 N23\$.