IN OR 2271/896

BROWARD LISA J
55053 COOK DRIVE
CALLAHAN, FL 32011

2024

27-2N-25-0000-0004-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

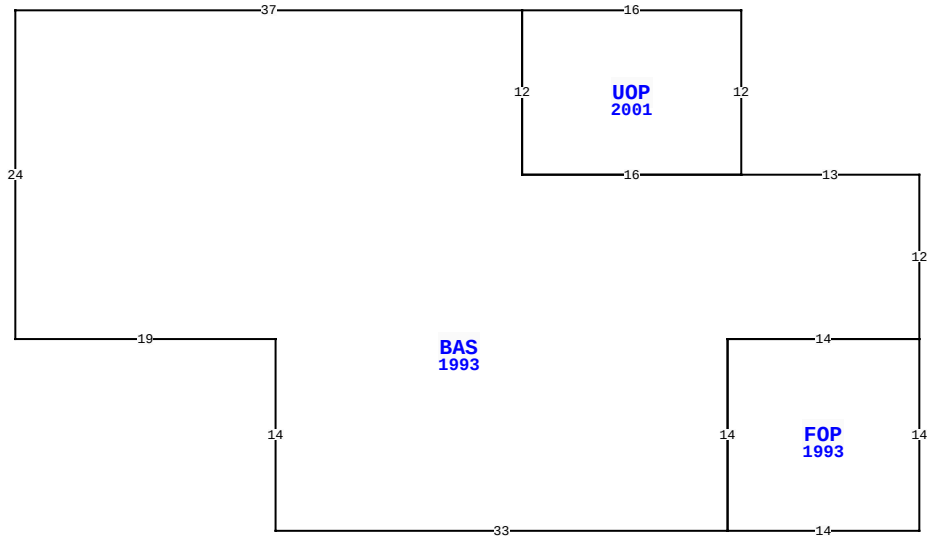
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	1,698	128,354
FOP	196	30	59	4,460
UOP	192	20	38	2,873
TOTALS	2,086		1,795	135,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,795	109.0000	103.55	185,872	1971	1971	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 0 Heated Area: 1698 HX Base Yr



55009 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	135,687
TOTAL MARKET OB/XF VALUE	5,190
TOTAL LAND VALUE - MARKET	36,050
TOTAL MARKET VALUE	176,927
SOH/AGL Deduction	14,015
ASSESSED VALUE	162,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,912
TOTAL JUST VALUE	176,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0896	4/30/2019	WD	U	I	12	68,000
GRANTOR: PATHFINDER MTG & INVE						
GRANTEE: BROWARD LISA J						
2263/0658	3/14/2019	CT	U	I	18	3,400
GRANTOR: CLERK OF COURT						
GRANTEE: PATHFINDER MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=2001] N12 W16 S12 E16$ W16 N12 W37 S24 E19 S14 E33 FOP=[YR=1993] E14 N14 W14 S14$ N14 E14 N12$.

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	0940	SHEDS/PORT	0	0	0	0	256.00	SF	20.10	20.10	100	1980	1980	3	20	1,029	
2	0350	CARPORT WD	0	0	0	0	480.00	SF	13.00	13.00	100	1980	1980	3	20	1,248	
3	0940	SHEDS/PORT	0	0	0	0	352.00	SF	20.10	20.10	100	1980	1980	3	20	1,415	
4	0680	POLE SHED	0	0	0	0	242.00	SF	10.00	10.00	100	1980	1980	3	20	484	
5	0810	CONCRETE A	0	0	0	0	480.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,014	

LAND DESCRIPTION

TOTAL OB/XF 5,190

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.03 Total Land Value: 36,050 Market: 0 Agricultural: 0 Common: 36,050 PRINTED 08/06/2024 BY SYS