PT OF GOVT LOT 4
PARCELS 4-17 & 4-20
IN OR 913 PG 15

BATES JENNIFER L
55066 COOK DRIVE
CALLAHAN, FL 32011

2024

27-2N-25-0000-0004-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

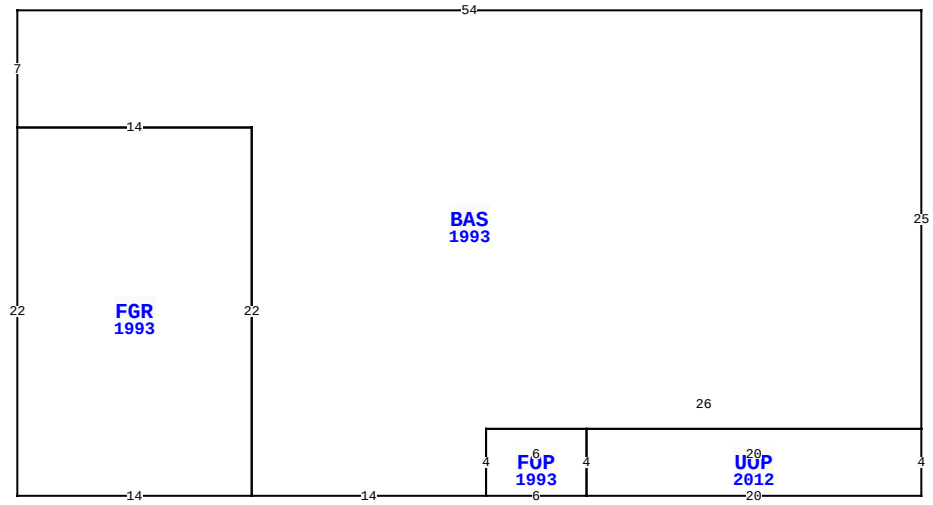
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,154	100	1,154	93,749
FGR	308	55	169	13,729
FOP	24	30	7	569
UOP	80	20	16	1,300
TOTALS	1,566		1,346	109,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,346	114.4000	108.68	146,283	1983	1988	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 2000 Heated Area: 1154 HX Base Yr 2000



55066 COOK DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		109,347
TOTAL MARKET OB/XF VALUE		1,601
TOTAL LAND VALUE - MARKET		56,700
TOTAL MARKET VALUE		167,648
SOH/AGL Deduction		85,114
ASSESSED VALUE		82,534
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,534
TOTAL JUST VALUE		167,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001715	6500 30X50 & 10X2	102,705	02/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0913/0015	12/28/1999	WD	Q	I		100,000
GRANTOR: NIGHBERT JAMES D & KR						
GRANTEE: BATES JENNIFER L						
0513/0367	3/19/1987	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S7 FGR=[YR=1993] S22 E14 N22 W14$ E14 S22 E14 FOP=[YR=1993] E6 UOP=[YR=2012] E20 N4 W20 S4$ N4 W6 S4$N4 E26 N25$.

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	0810	CONCRETE A	0	100	11	11	121.00	SF	6.50	6.50	100	1983	1983	3	41	322	
2	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	1983	1983	3	41	1,279	

LAND DESCRIPTION

TOTAL OB/XF 1,601

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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	0.62	AC		1.00	1.00	1.00	35,000.00	35,000.00	21,700							

REVIEW DATE 04/18/2024 BY TW Total Acres: 1.62 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 08/06/2024 BY SYS