

PT SW1/4 OF SEC 27-3N-25E
IN OR 2558/1294
ESMT IN OR 1893/522,2196/374

COOK JULIA A IRREVOCABLE TRUST/COOK DAMIAN ROGER T
54693 WILDLIFE WAY
CALLAHAN, FL 32011

2024

27-3N-25-0000-0003-0030



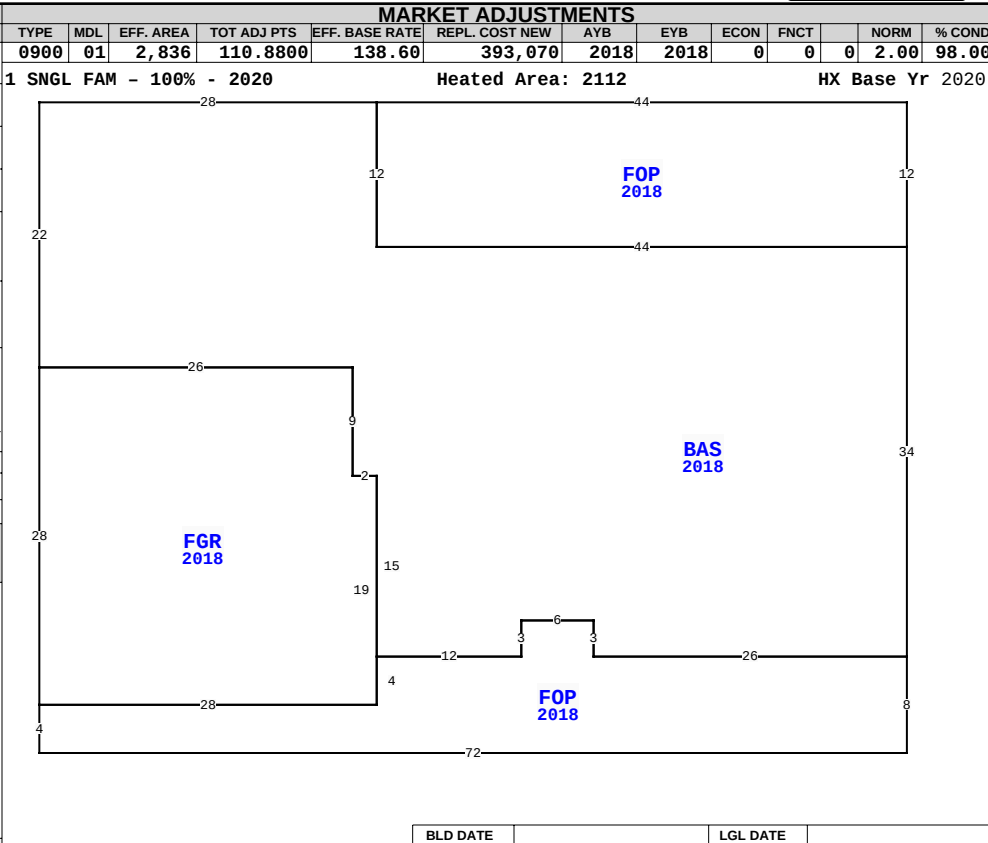
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100	2,112	286,869
FGR	766	55	421	57,184
FOP	482	30	145	19,695
FOP	528	30	158	21,461
TOTALS	3,888		2,836	385,209

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
1	0810	CONCRETE A	0 100	0	0	700.00	SF	6.50	6.50	100	2018	2018	3	97

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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00



TOTAL OB/XF														
4,414														

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4,414														

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		430,171	
TOTAL MARKET OB/XF VALUE		4,414	
TOTAL LAND VALUE - MARKET		336,000	
TOTAL MARKET VALUE		770,585	
SOH/AGL Deduction		352,675	
ASSESSED VALUE		417,910	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		367,910	
TOTAL JUST VALUE		770,585	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		753,709	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011500	CO ISSUED	0	11/19/2018
17009118	NEW CONSTR	300,550	10/16/2017
17006065	GARAGE	108,216	10/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1294	2/25/2022	WD	U	I	11	100
GRANTOR: COOK ROGER W & JULIE						
GRANTEE: JULIA ANN COOK IRR						
1893/0518	12/09/2013	WD	Q	V	02	110,500
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: COOK ROGER W & JULI						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FOP=[YR=2018] W44 BAS=[YR=2018] W28 S22 FGR=[YR=2018] S28 FOP=[YR=2018] S4 E72 N8 W26 N3 W6 S3 W12 S4 W28\$ E28 N19 W2 N9 W26\$ E26 S9 E2 S15 E12 N3 E6 S3 E26 N34 W44 N12\$ S12 E44 N12\$.														

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