BLOCK 3 LOT 3
IN OR 2023/328
BOOTHE SURVEY PB 1/29

WRC COOK RENTAL LLC
1878 AVONDALE CIR
JACKSONVILLE, FL 32205

2024

29-2N-25-3120-0055-0000

BUILDING CHARACTERISTICS

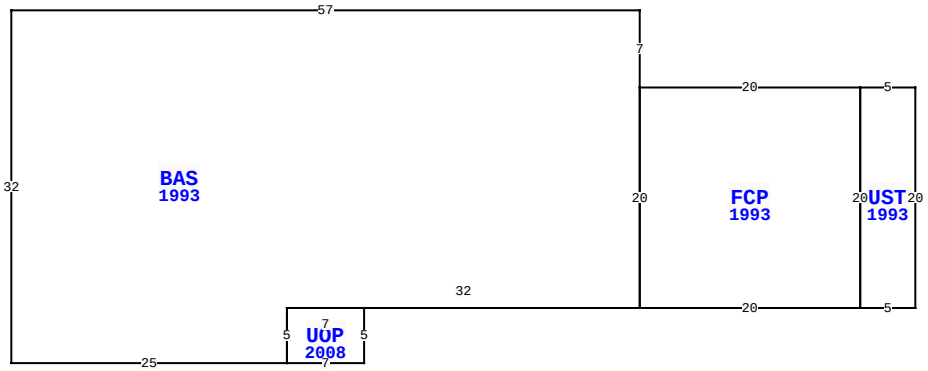
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	21	STONE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	170,918
FCP	400	25	100	10,272
UOP	35	20	7	719
UST	100	45	45	4,622
TOTALS	2,199		1,816	186,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,816	106.6500	133.31	242,091	1961	1985	0	0	0	22.95	77.05

1 SNGL FAM – 0% - 0 Heated Area: 1664 HX Base Yr



45178 GREEN AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	186,531
TOTAL MARKET OB/XF VALUE	2,462
TOTAL LAND VALUE - MARKET	147,000
TOTAL MARKET VALUE	335,993
SOH/AGL Deduction	111,136
ASSESSED VALUE	224,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,857
TOTAL JUST VALUE	335,993
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2023/0328	12/03/2015	SW	U	I	11	100
GRANTOR: WRC COOK LLC						
GRANTEE: WRC COOK RENTAL LLC						
2023/0326	12/03/2015	SW	U	I	11	100
GRANTOR: COOK MICHELE S REVOCA						
GRANTEE: WRC COOK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W5 FCP=[YR=1993] W20 BAS=[YR=1993] N7 W57 S32 E25 UOP=[YR=2008] E7 N5 W7 S5$ N5 E32 N20$ S20 E20 N20$ S20 E5 N20$.

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	0812	CONCRETE C	0	0	0	0	1,317.00	SF	4.00	4.00	100	1982	1982	3	38	2,002	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1961	1961	3	23	460	

LAND DESCRIPTION

TOTAL OB/XF 2,462

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	000000	C	VAC RES	0	0006	MU	210.00	210.00	210.00	FF		1.00	1.00	1.00	700.00	700.00	147,000							

REVIEW DATE 08/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000 PRINTED 08/06/2024 BY SYS