IN OR 1993/1884
EX R/W IN OR 860/1107
UTILITY ESMT IN OR 868/551

COOK FAMILY STATE RD 108 LLC
PO BOX 87
CALLAHAN, FL 32011

2024

30-2N-25-0000-0020-0010

BUILDING CHARACTERISTICS

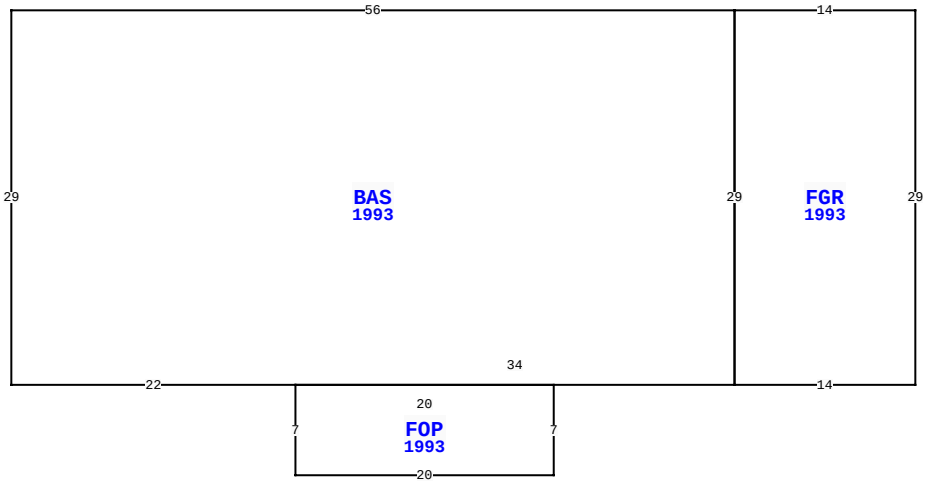
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	1,624	100	1,624	122,736
FGR	406	55	223	16,854
FOP	140	30	42	3,174
TOTALS	2,170		1,889	142,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,889	120.5400	114.51	216,309	1967	1975	0	0	0	34.00	66.00

1 SINGLE FAM – 0% - 0 Heated Area: 1624 HX Base Yr



616446 RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	142,764
TOTAL MARKET OB/XF VALUE	4,921
TOTAL LAND VALUE - MARKET	66,500
TOTAL MARKET VALUE	214,185
SOH/AGL Deduction	23,604
ASSESSED VALUE	190,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,581
TOTAL JUST VALUE	214,185
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8119	REPAIR/RRF	2,300	05/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1993/1884	7/27/2015	WD	Q	I	02	137,000
GRANTOR: MUSSLEWHITE CHARLOTTE						
GRANTEE: COOK FAMILY STATE R						
0097/0345	12/12/1969	QC	U	I	01	100
GRANTOR: MUSSLEWHITE CECIL M J						
GRANTEE: MUSSLEWHITE EUGENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S29 E22 FOP=[YR=1993] S7 E20 N7W20$ E34
FGR=[YR=1993] E14 N29 W14S29$ N29$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1967	1967	3	29	1,015	
2	0812	CONCRETE C	0	0	0	0	2,775.00	SF	4.00	4.00	100	1975	1975	3	26	2,886	
3	1242	WD DECK A	0	0	10	17	170.00	SF	10.00	10.00	100	2013	2013	3	60	1,020	

LAND DESCRIPTION

TOTAL OB/XF 4,921

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	0004	OR	0.00	0.00	1.90	AC		1.00	1.00	1.00	35,000.00	35,000.00	66,500							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.90 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 08/06/2024 BY SYS