IN OR 785/151
(EX ESMT IN OR 886/343)
R672788 R672789 & R672790

COOK CAROLYN G
54092 HURST RD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0001-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

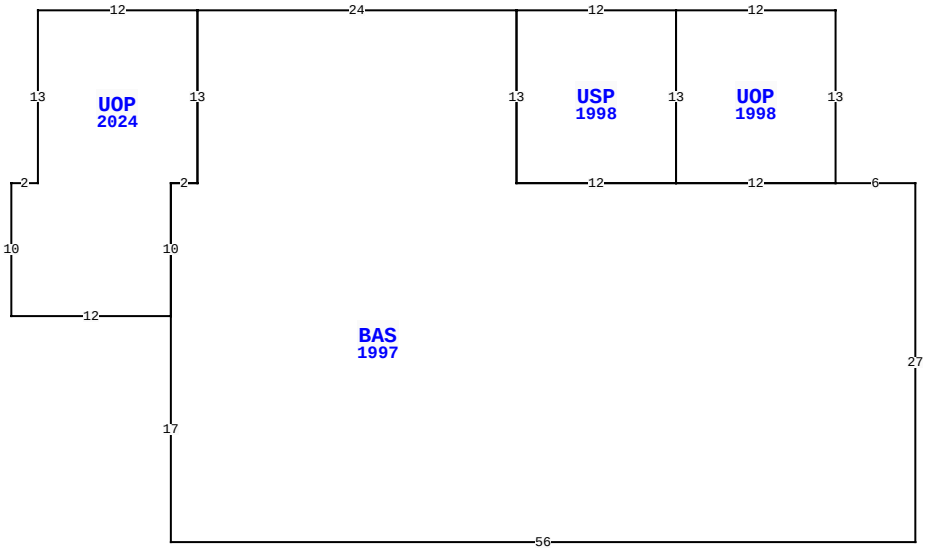
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1997	1,824	83,585
UOP	156	25	1998	39	1,787
UOP	276	25	2024	69	3,162
USP	156	50	1998	78	3,574
TOTALS	2,412			2,010	92,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,010	117.2000	99.62	200,236	1997	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 1998 Heated Area: 1824 HX Base Yr 1998



54092 HURST RD, CALLAHAN

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		92,109
TOTAL MARKET OB/XF VALUE		4,927
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		167,036
SOH/AGL Deduction		69,327
ASSESSED VALUE		97,709
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		41,987
TOTAL JUST VALUE		167,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,824

TW/MH ID: 9D630494J(A/B/C) TITLE: 72931886 & 7293

R672788 & R672789 & R672790

1997 CONC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992741	MH MOVE-ON	0	01/06/1999
MH982253	MH MOVE-ON	0	06/01/1998
MH971694	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0835/0298	5/27/1998	WD	U	I	07	100
GRANTOR: GORDAN ELSIE						
GRANTEE: COOK JOSEPH & CAROL						
0785/0151	2/18/1997	QC	Q	I	01	10,000
GRANTOR: GORDON ELSIE M						
GRANTEE: COOK JOSEPH M & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=-24,0] W24 S13 W2 S10 S17 E56 N27 W6 W12 W12 N13 $
UOP=[YR=2024;ORIG=-60,0] E12 S13 W2 S10 W12 N10 E2 N13 $
UOP=[YR=1998;ORIG=0,0] W12 S13 E12 N13 $
USP=[YR=1998;ORIG=-12,0] W12 S13 E12 N13 $
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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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50	6.50	100	2000	2000	3	77	2,162	

LAND DESCRIPTION

TOTAL OB/XF 4,927

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	000100	C	RES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/26/2024 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS