

COOPER WALTER C JR
P O BOX 909
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

Occupancy

10

03

ABOVE AVG 100
GABLE/HIP 100

12

05

MODULAR MT 100
DRYWALL 100

14

08

CARPET 90
SHT VINYL 10

03

04

CENTRAL 100
AIR DUCTED 100

3 100
2 100

02

WOOD FRAME 100

1.

00

1. 100
0 100
NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,438

100

1994

1,438

140,457

FOP

18

30

1995

5

488

UOP

260

20

2023

52

5,079

TOTALS

1,716

1,495

146,025

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

OB/XF MKT VALUE

NOTES

1

0940

SHEDS/PORT

0

0

12

12

144.00

SF

20.10

20.10

100

1985

1985

3

20

579

2

0810

CONCRETE A

0

0

0

0

432.00

SF

6.50

6.50

100

2000

2000

3

77

2,162

3

0681

POLE SHED

0

0

0

0

400.00

SF

15.00

15.00

100

2011

2011

3

60

3,600

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

0004

OR

0.00

0.00

1.03

AC

1.00

1.00

1.00

45,000.00

45,000.00

46,350

REVIEW DATE

01/06/2023

BY

KWA

Total Acres:

1.03

Total Land Value:

46,350

Market:

0

Agricultural:

0

Common:

46,350

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCTNORM% COND

0100

01

1,495

114.2400

114.24

170,789

1994

1994

0

0

0

14.50

85.50

1 SINGLE FAM - 0% - 0

Heated Area: 1438

HX Base Yr

Basement Footprint

Footprint

Footprint

Area

Value

Basement Footprint

Footprint

Footprint

Area

Value

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

146,025

6,341

46,350

198,716

19,434

179,282

0

179,282

198,716

0

182,224

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2027/0890

12/25/2015

QC

U

I

11

100

GRANTOR: COOPER ROBIN Y

GRANTEE: COOPER WALTER C JR

0693/0223

11/30/1993

QC

U

V

07

100

GRANTOR: LAWRENCE EDDIE

GRANTEE: COOPER WALTER & ROB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W56 S26 E6 E10 N3 E6 S3 E4 E30 N26 \$

UOP=[YR=2023;ORIG=-50,26] S10 D4R20.1 U10L0.1 D0L4.4 U0L5.8 W10 \$

FOP=[YR=1995;ORIG=-40,26] E6 N3 W6 S3 \$