IN OR 2022/1457

COOK FAMILY NASSAU LLC
PO BOX 87
CALLAHAN, FL 32011-0087

2025

25-2N-24-0000-0020-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/31/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	53,550
TOTAL MARKET VALUE	464
SOH/AGL Deduction	0
ASSESSED VALUE	464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	464
TOTAL JUST VALUE	53,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2022/1457	12/03/2015	SW	U	I	11	100
GRANTOR: 1995 COOK LIMITED PAR						
GRANTEE: COOK FAMILY NASSAU						
1128/1599	4/09/2003	WD	Q	I	06	342,000
GRANTOR: COOK W K & BETTY P (5						
GRANTEE: 1995 COOK LMTD PART						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	390.00	390.00	464							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,550							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.19 Total Land Value: 464 Market: 53,550 Agricultural: 464 Common: 0 PRINTED 07/30/2025 BY SYS