



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	04	PLYWOOD 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		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

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	1,968	100	1993	1,968	189,247
FEP	154	80	2010	123	11,828
FGR	644	55	1993	354	34,042
FOP	154	30	1993	46	4,423
FST	166	55	1993	91	8,750

TOTALS 3,086 2,582 248,290

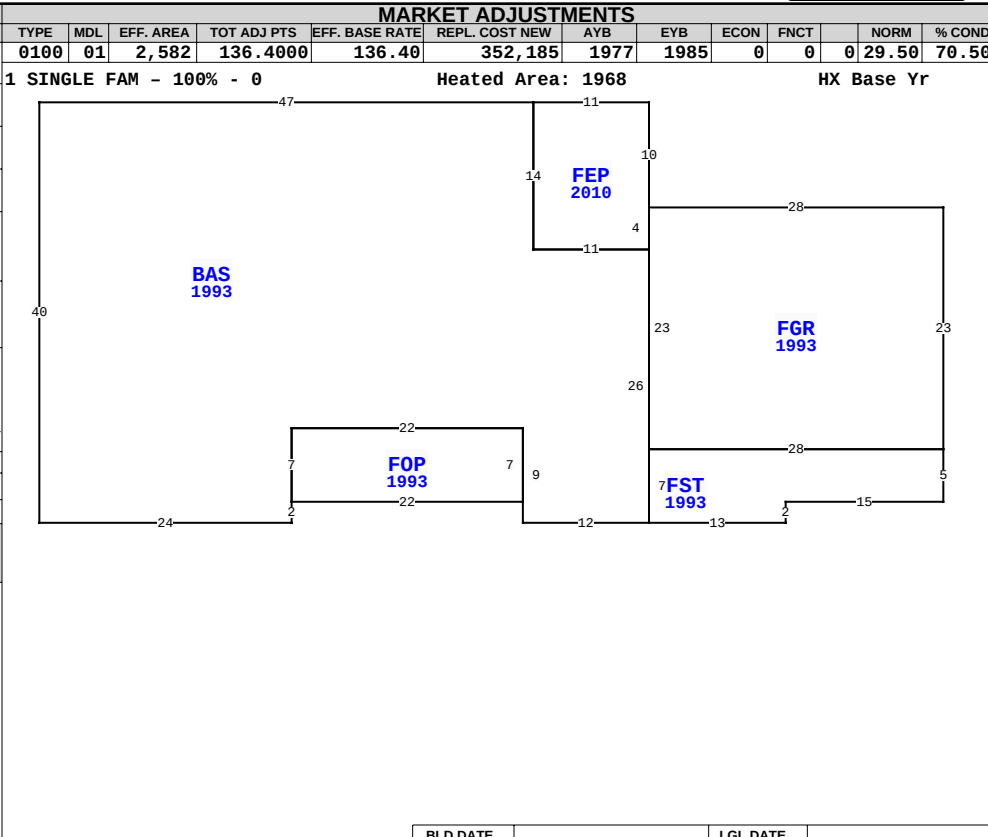
EXTRA FEATURES

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	0680	POLE SHED	0	100	36	24	864.00	SF	12.50	12.50	100	1980	1980	3	20	2,160	
2	0681	POLE SHED	0	100	36	22	792.00	SF	4.50	4.50	100	1980	1980	3	20	713	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1977	1977	3	38	760	
4	0810	CONCRETE A	0	100	62	3	186.00	SF	6.50	6.50	100	1980	1980	3	30	363	
5	0812	CONCRETE C	0	100	0	0	2,971.00	SF	4.00	4.00	100	1985	1985	3	44	5,229	
6	0350	CARPORT WD	0	100	21	12	252.00	SF	13.00	13.00	100	1988	1988	3	20	655	
7	0351	CARPORT MT	0	100	14	36	504.00	SF	12.50	12.50	100	1994	1994	3	20	1,260	
8	0680	POLE SHED	0	100	16	14	224.00	SF	10.00	10.00	100	1995	1995	3	20	448	

LAND DESCRIPTION TOTAL OB/XF 11,588

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	3.45	AC		1.00	1.00	1.00	30,000.00	30,000.00	103,500							

REVIEW DATE 05/20/2020 BY KBA Total Acres: 3.45 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 07/30/2025 BY SYS



55170 COOK DR, CALLAHAN

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		248,290	
TOTAL MARKET OB/XF VALUE		11,588	
TOTAL LAND VALUE - MARKET		103,500	
TOTAL MARKET VALUE		363,378	
SOH/AGL Deduction		192,541	
ASSESSED VALUE		170,837	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		120,115	
TOTAL JUST VALUE		363,378	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,730	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6899	MH MOVE-ON	14,555	09/11/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2718/356	3/24/2024	LE U	I	I	11
GRANTOR: BUNTING JACK G & SHIR					
GRANTEE: BUNTING TODD G					
0725/0995	3/13/1995	WD Q	I	I	01
GRANTOR: BUNTING JACK G & SHIR					
GRANTEE: BUNTING JACK G & SH					

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1993] W28 FEP=[YR=2010] N10 W11 BAS=[YR=1993] W47 S40
E24 N2 FOP=[YR=1993] E22 N7 W22 S7\$ N7 E22 S9 E12
FST=[YR=1993] E13 N2 E15 N5 W28 S7\$ N26 W11 N14\$ S14 E11 N4\$
S23 E28 N23\$.