PT SW1/4 OF SEC 27-3N-25E
IN OR 2558/1294
ESMT IN OR 1893/522,2196/374

COOK JULIA A IRREVOCABLE TRUST/COOK DAMIAN ROGER T
54693 WILDLIFE WAY
CALLAHAN, FL 32011

2025

27-3N-25-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

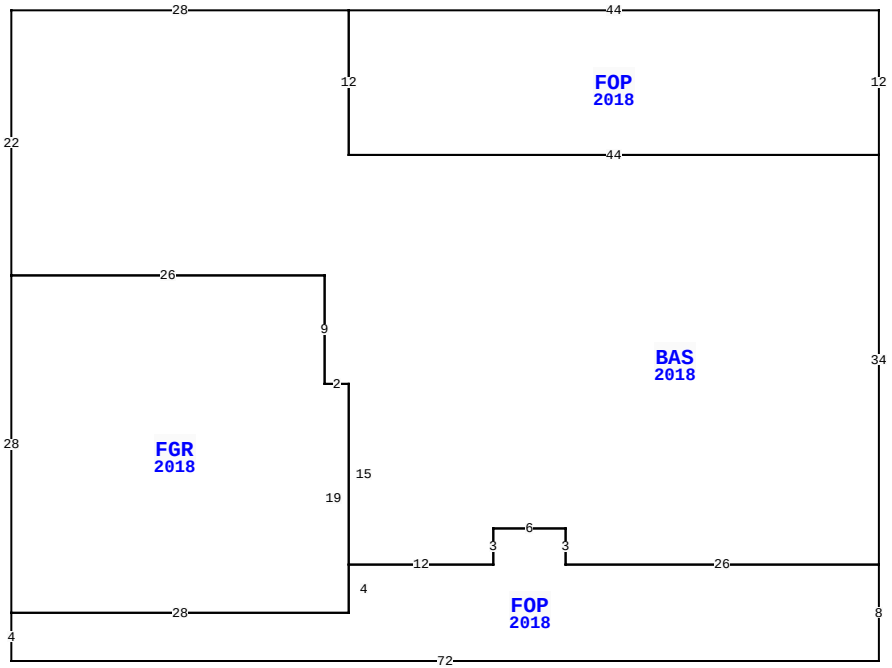
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100	2018	2,112	301,384
FGR	766	55	2018	421	60,078
FOP	482	30	2018	145	20,691
FOP	528	30	2018	158	22,547
TOTALS	3,888			2,836	404,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,836	110.8800	146.36	415,077	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2020 Heated Area: 2112 HX Base Yr 2020



54693 WILDLIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		451,738
TOTAL MARKET OB/XF VALUE		4,414
TOTAL LAND VALUE - MARKET		348,000
TOTAL MARKET VALUE		804,152
SOH/AGL Deduction		374,123
ASSESSED VALUE		430,029
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		379,307
TOTAL JUST VALUE		804,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		770,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011500	CO ISSUED	0	11/19/2018
17009118	NEW CONSTR	300,550	10/16/2017
17006065	GARAGE	108,216	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1294	2/25/2022	WD	U	I	11	100
GRANTOR: COOK ROGER W & JULIE						
GRANTEE: JULIA ANN COOK IRR						
1893/0518	12/09/2013	WD	Q	V	02	110,500
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: COOK ROGER W & JULI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W44 BAS=[YR=2018] W28 S22 FGR=[YR=2018] S28 FOP=[YR=2018] S4 E72 N8 W26 N3 W6 S3 W12 S4 W28$ E28 N19 W2 N9 W26$ E26 S9 E2 S15 E12 N3 E6 S3 E26 N34 W44 N12$ S12 E44 N12$.

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	0810	CONCRETE A	0	100	0	0	700.00	SF	6.50	6.50	100	2018	2018	3	97	4,414	

LAND DESCRIPTION

TOTAL OB/XF 4,414

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		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	348,000							

REVIEW DATE 02/05/2024 BY KWA Total Acres: 24.00 Total Land Value: 348,000 Market: 0 Agricultural: 0 Common: 348,000 PRINTED 07/30/2025 BY SYS

PT SW1/4 OF SEC 27-3N-25E
IN OR 2558/1294
ESMT IN OR 1893/522,2196/374

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2025

27-3N-25-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

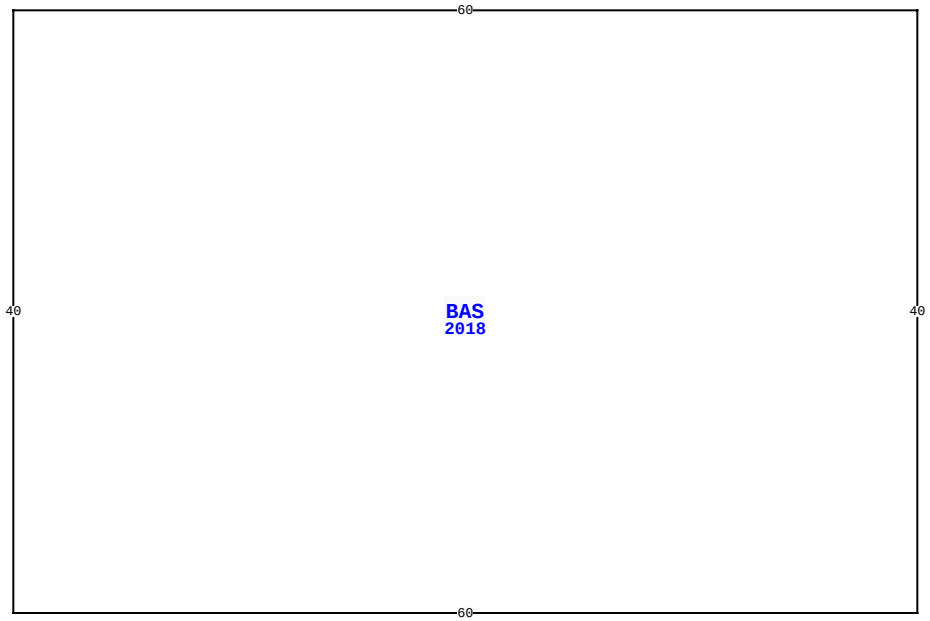
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2018	2,400	47,038
TOTALS	2,400			2,400	47,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	56.3500	20.85	50,040	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2020 Heated Area: 2400 HX Base Yr 2020



54693 WILDLIFE WAY, CALLAHAN

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EXTRA FEATURES

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1893/0518	12/09/2013	WD	Q	V	02	110,500
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: COOK ROGER W & JULI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W60 S40 E60 N40$.

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

REVIEW DATE 02/05/2024 BY KWA Total Acres: 24.00 Total Land Value: 348,000 Market: 0 Agricultural: 0 Common: 348,000 PRINTED 07/30/2025 BY SYS