PT OF NE1/4 OF SE1/4 OF
SEC 28-2N-25E IN OR 2024/455
(EX OR 2147/1537)

MCWHORTER LAURA A & TERRY L SR
55293 COOK DR
CALLAHAN, FL 32011

2025

28-2N-25-0000-0005-0000

BUILDING CHARACTERISTICS

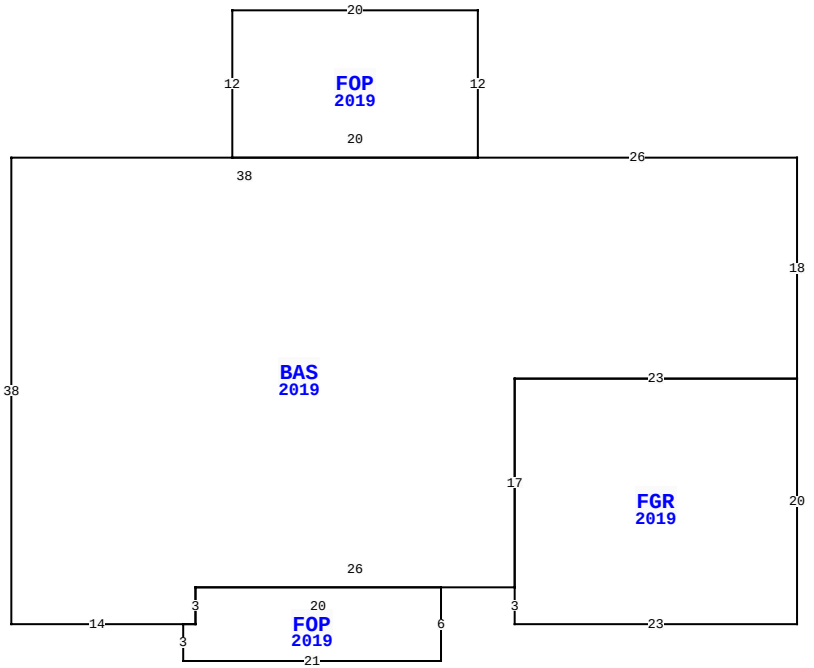
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,894	100	2019	1,894	225,927
FGR	460	55	2019	253	30,179
FOP	123	30	2019	37	4,414
FOP	240	30	2019	72	8,589
TOTALS	2,717			2,256	269,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	121.7160	121.72	274,600	2019	2019	0	0	0	2.00	98.00

4 SINGLE FAM – 100% - 2025 Heated Area: 1894 HX Base Yr



55293 COOK DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		295,529
TOTAL MARKET OB/XF VALUE		7,642
TOTAL LAND VALUE - MARKET		70,700
TOTAL MARKET VALUE		373,871
SOH/AGL Deduction		0
ASSESSED VALUE		373,871
TOTAL EXEMPTION VALUE	13	373,871
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		373,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004756	GARAGE	57,084	04/16/2021
1900463	CO ISSUED	0	01/16/2019
18006474	NEW CONSTR	256,286	08/01/2018
18003952	DEMOLITION	2,000	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/0455	11/25/2015	QC	U	I	11	75,000
GRANTOR: FRANCIS EUGENE W JR E						
GRANTEE: MCWHORTER LAURA ANN						
2013/0928	11/09/2015	QC	U	I	11	100
GRANTOR: FRANCIS EUGENE W						
GRANTEE: FRANCIS EUGENE W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W26 FOP=[YR=2019] N12 W20 S12 E20$ W38 S38 E14
FOP=[YR=2019] S3 E21 N6 W20 S3 W1$ E1 N3 E26 FGR=[YR=2019]
S3 E23 N20 W23 S17$ N17 E23 N18$.

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	0510	GARAGE WD-	0	100	30	32	960.00	SF	35.00	35.00	100	1978	1978	3	20	6,720	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2000	2000	3	48	922	

LAND DESCRIPTION

TOTAL OB/XF 7,642

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	2.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,700							

REVIEW DATE 07/20/2021 BY KB Total Acres: 2.02 Total Land Value: 70,700 Market: 0 Agricultural: 0 Common: 70,700 PRINTED 07/30/2025 BY SYS

PT OF NE1/4 OF SE1/4 OF
SEC 28-2N-25E IN OR 2024/455
(EX OR 2147/1537)

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55293 COOK DR
CALLAHAN, FL 32011

2025

28-2N-25-0000-0005-0000

BUILDING CHARACTERISTICS

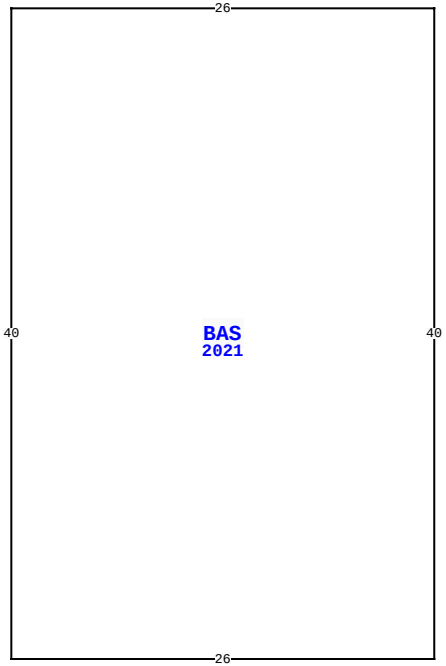
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2021	1,040	26,421
TOTALS	1,040			1,040	26,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	70.7940	26.19	27,238	2021	2021	0	0	0	3.00	97.00

5 GARAGE RES – 100% - 2025 Heated Area: 1040 HX Base Yr



55293 COOK DR, CALLAHAN

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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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: FRANCIS EUGENE W JR E						
GRANTEE: MCWHORTER LAURA ANN						
2013/0928	11/09/2015	QC	U	I	11	100
GRANTOR: FRANCIS EUGENE W						
GRANTEE: FRANCIS EUGENE W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S40 E26 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 07/20/2021 BY KB Total Acres: 2.02 Total Land Value: 70,700 Market: 0 Agricultural: 0 Common: 70,700 PRINTED 07/30/2025 BY SYS