PT OF NE1/4 OF SE1/4 OF
SEC 28-2N-25E

FORD TOM/
55249 COOK DR
CALLAHAN, FL 32011

2025

28-2N-25-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

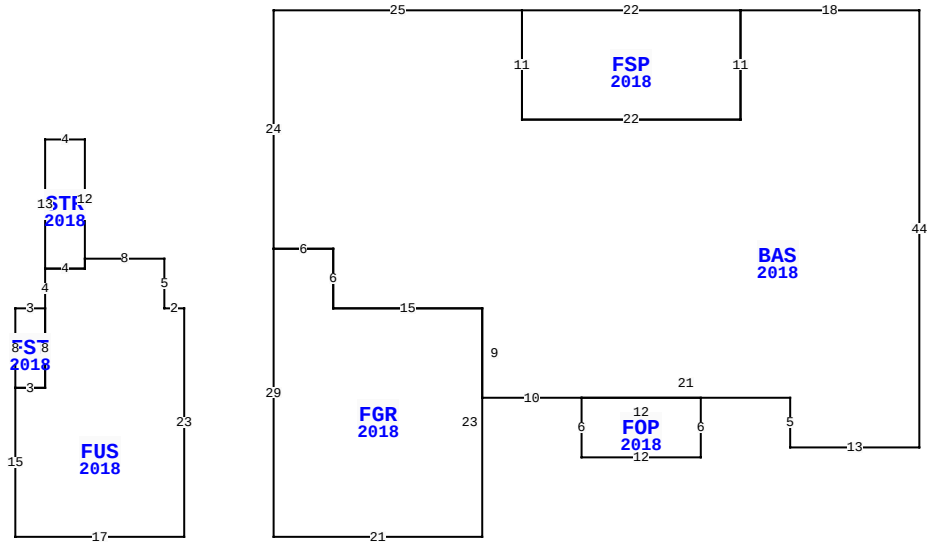
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,133	100	2018	2,133	305,775
FGR	519	55	2018	285	40,856
FOP	72	30	2018	22	3,154
FSP	242	40	2018	97	13,905
FST	24	55	2018	13	1,863
FUS	423	100	2018	423	60,639
STR	52	10	2018	5	717
TOTALS	3,465			2,978	426,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,978	111.3900	147.03	437,855	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2556 HX Base Yr 2019



55249 COOK DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		426,909
TOTAL MARKET OB/XF VALUE		2,818
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		499,727
SOH/AGL Deduction		217,482
ASSESSED VALUE		282,245
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,523
TOTAL JUST VALUE		499,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000007	CO ISSUED	0	05/16/2018
18000007	NEW CONSTR	324,456	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	11/09/2017	CN	U	V	11	100
GRANTOR: FRANCIS EUGENE W						
GRANTEE: FORD TOM						
9999/9999	9/26/2017	CN	U	V	11	100
GRANTOR: MCWHORTER TERRY LEE S						
GRANTEE: FORD TOM						

BUILDING NOTES

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	447.00	SF	6.50	6.50	100	2018	2018	3	97	2,818	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W18 S11 W22 N11 W25 S24 E6 S6 E15 S9 E10 E21 S5 E13 N44 $
FGR=[YR=2018;ORIG=-65,24] S29 E21 N23 W15 N6 W6 $
FUS=[YR=2018;ORIG=-91,53] E17 N23 W2 N5 W8 S1 W4 S4 S8 W3 S15 $
FSP=[YR=2018;ORIG=-18,0] W22 S11 E22 N11 $
FOP=[YR=2018;ORIG=-34,39] S6 E12 N6 W12 $
STR=[YR=2018;ORIG=-84,25] S1 W4 N13 E4 S12 $
FST=[YR=2018;ORIG=-88,38] W3 N8 E3 S8 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,818

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 02/14/2024 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS