BLOCK 3 LOT 3
IN OR 2023/328
BOOTHE SURVEY PB 1/29

WRC COOK RENTAL LLC
1878 AVONDALE CIR
JACKSONVILLE, FL 32205

2025

29-2N-25-3120-0055-0000

BUILDING CHARACTERISTICS

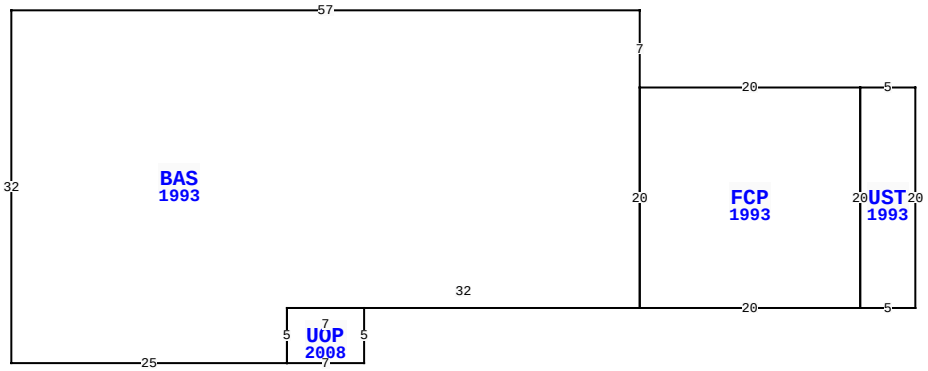
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	21	STONE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1993	1,664	179,254
FCP	400	25	1993	100	10,772
UOP	35	20	2008	7	754
UST	100	45	1993	45	4,848
TOTALS	2,199			1,816	195,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,816	106.6500	140.78	255,656	1961	1985	0	0	0	23.48	76.52

1 SNGL FAM – 0% - 0 Heated Area: 1664 HX Base Yr



45178 GREEN AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	195,628
TOTAL MARKET OB/XF VALUE	2,284
TOTAL LAND VALUE - MARKET	147,000
TOTAL MARKET VALUE	344,912
SOH/AGL Deduction	97,569
ASSESSED VALUE	247,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,343
TOTAL JUST VALUE	344,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2023/0328	12/03/2015	SW	U	I	11	100
GRANTOR: WRC COOK LLC						
GRANTEE: WRC COOK RENTAL LLC						
2023/0326	12/03/2015	SW	U	I	11	100
GRANTOR: COOK MICHELE S REVOCA						
GRANTEE: WRC COOK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W5 FCP=[YR=1993] W20 BAS=[YR=1993] N7 W57 S32 E25 UOP=[YR=2008] E7 N5 W7 S5$ N5 E32 N20$ S20 E20 N20$ S20 E5 N20$.

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	0812	CONCRETE C	0	0	0	0	1,317.00	SF	4.00	4.00	100	1982	1982	3	35	1,844	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1961	1961	3	22	440	

LAND DESCRIPTION

TOTAL OB/XF 2,284

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	0	0006	MU	210.00	210.00	210.00	FF		1.00	1.00	1.00	700.00	700.00	147,000							

REVIEW DATE 08/16/2021 BY KBA Total Acres: 0.00 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000 PRINTED 07/30/2025 BY SYS