IN OR 1993/1884
EX R/W IN OR 860/1107
UTILITY ESMT IN OR 868/551

COOK FAMILY STATE RD 108 LLC
PO BOX 87
CALLAHAN, FL 32011

**2025**

**30-2N-25-0000-0020-0010**

## NASSAU COUNTY PROPERTY



## 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 | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

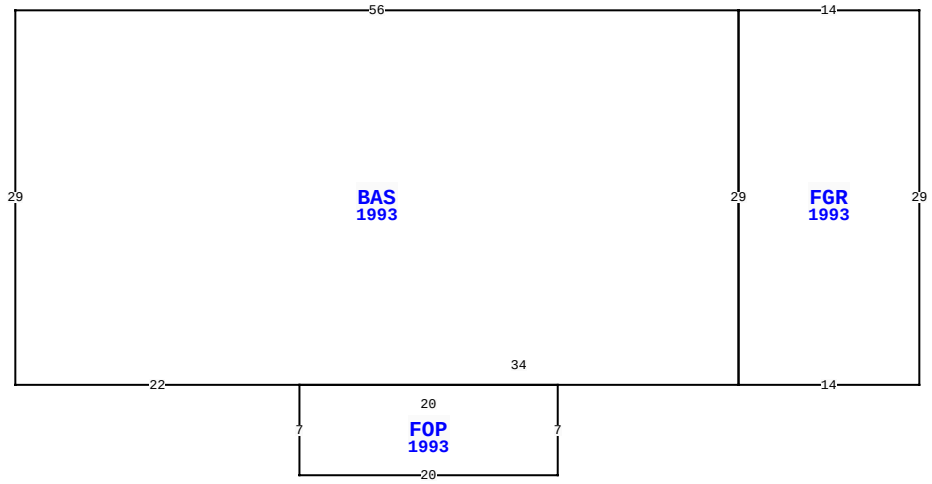
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,624 | 100 | 1993 | 1,624 | 128,221 |
| FGR | 406 | 55 | 1993 | 223 | 17,606 |
| FOP | 140 | 30 | 1993 | 42 | 3,316 |
| TOTALS | 2,170 | | | 1,889 | 149,144 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,889 | 120.5400 | 120.54 | 227,700 | 1967 | 1975 | 0 | 0 | 0 | 34.50 | 65.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1624 HX Base Yr




616446 RIVER RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 149,144 |
| TOTAL MARKET OB/XF VALUE | 4,690 |
| TOTAL LAND VALUE - MARKET | 85,500 |
| TOTAL MARKET VALUE | 239,334 |
| SOH/AGL Deduction | 29,695 |
| ASSESSED VALUE | 209,639 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 209,639 |
| TOTAL JUST VALUE | 239,334 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 214,185 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8119 | REPAIR/RRF | 2,300 | 05/22/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1993/1884 | 7/27/2015 | WD | Q | I | 02 | 137,000 |
| GRANTOR: MUSSLEWHITE CHARLOTTE | | | | | | |
| GRANTEE: COOK FAMILY STATE R | | | | | | |
| 0097/0345 | 12/12/1969 | QC | Q | I | 01 | 100 |
| GRANTOR: MUSSLEWHITE CECIL M J | | | | | | |
| GRANTEE: MUSSLEWHITE EUGENE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S29 E22 FOP=[YR=1993] S7 E20 N7W20$ E34
FGR=[YR=1993] E14 N29 W14S29$ N29$ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1967 | 1967 | 3 | 28 | 980 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,775.00 | SF | 4.00 | 4.00 | 100 | 1975 | 1975 | 3 | 25 | 2,775 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 10 | 17 | 170.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 55 | 935 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,690

| 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 | 0004 | OR | 0.00 | 0.00 | 1.90 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 85,500 | | | | | | | |

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.90 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS