

COOK FAMILY NASSAU LLC
PO BOX 87
CALLAHAN, FL 32011-0087

30-2N-25-0000-0020-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										6			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																			
																								VALUATION BY										STANDARD									
																								Tax Group: 6										Tax Dist:									
																								BUILDING MARKET VALUE										0									
																								TOTAL MARKET OB/XF VALUE										11,449									
																								TOTAL LAND VALUE - MARKET										573,900									
																								TOTAL MARKET VALUE										51,644									
																								SOH/AGL Deduction										606									
																								ASSESSED VALUE										51,038									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										51,038									
																								TOTAL JUST VALUE										585,349									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										273,785									
DOR CODE		5600	TIMBERLAND 70-79																																								
MAP NUM			MKT AREA																					08																			
NEIGHBORHOOD/LOC		8026.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA			SUBAREA MARKET VALUE																																				
TOTALS																																											
EXTRA FEATURES										616666 RIVER RD, CALLAHAN										BLD DATE						LGL DATE		05/09/2025		MLU													
																				XF DATE						LAND DATE		05/15/2025		KBA													
																				INC DATE						AG DATE																	
L N	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	0300	BOAT DCK W		0	0	50	4	200.00	SF	40.00	40.00		100	1998	1998	3	25	2,000																									
2	0431	CL FNC 8B		0	0	0	0	226.00	LF	12.50	12.50		100	1995	1995	3	32	904																									
3	0463	FENCE GATE		0	0	0	0	2.00	UT	300.00	300.00		100	1995	1995	3	32	192																									
4	0511	GARAGE CB-		0	0	30	10	300.00	SF	40.00	40.00		100	1995	1995	3	68	8,160																									
5	0810	CONCRETE A		0	0	8	4	32.00	SF	6.50	6.50		100	2013	2013	3	93	193																									
LAND DESCRIPTION										TOTAL OB/XF										11,449																							
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	005600	A	TIMBER 3 N S		0		OR	0.00	0.00	21.37	AC		1.00	1.00	1.00	390.00	390.00	8,334																									
2	005500	A	TIMBER 2 N S		0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	525.00	525.00	7,875																									
3	005902	A	HARDWOOD SI		0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	190.00	190.00	5,700																									
4	005970	A	AGRICULTURAL		0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	70.00	70.00	210																									
5	005500	A	TIMBER 2 N S		0		OR	0.00	0.00	34.43	AC		1.00	1.00	1.00	525.00	525.00	18,076																									
6	009910	M	MARKET VALUE		0		OR	0.00	0.00	103.80	AC		1.00	1.00	1.00	5,500.00	5,500.00	570,900																									
REVIEW DATE		04/30/2024		BY	KBA		Total Acres: 103.80		Total Land Value: 40,195		Market: 573,900		Agricultural: 40,195		Common: 0		PRINTED 07/30/2025 BY SYS																										