SW1/4 OF NE1/4
PT OR 2497/1505
EX R/W OR 723/720

COOK FAMILY CLEGG RANCH LLC
1878 AVONDALE CIR
JACKSONVILLE, FL 32205

2025

36-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

M SIKES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	288,830
TOTAL MARKET VALUE	14,161
SOH/AGL Deduction	0
ASSESSED VALUE	14,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,161
TOTAL JUST VALUE	288,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/1505	9/09/2021	WD	U	V	11	100
GRANTOR: 1995 COOK LIMITED PAR						
GRANTEE: COOK FAMILY CLEGG R						
1128/1599	4/09/2003	WD	Q	I	06	342,000
GRANTOR: COOK W K & BETTY P (5						
GRANTEE: 1995 COOK LMTED PAR						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	525.00	525.00	12,075							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.98	AC		1.00	1.00	1.00	190.00	190.00	2,086							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.98	AC		1.00	1.00	1.00	8,500.00	8,500.00	288,830							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 33.98 Total Land Value: 14,161 Market: 288,830 Agricultural: 14,161 Common: 0 PRINTED 07/30/2025 BY SYS