S1/2 OF SE1/4
IN OR 2022/1462

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

2025

36-3N-24-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

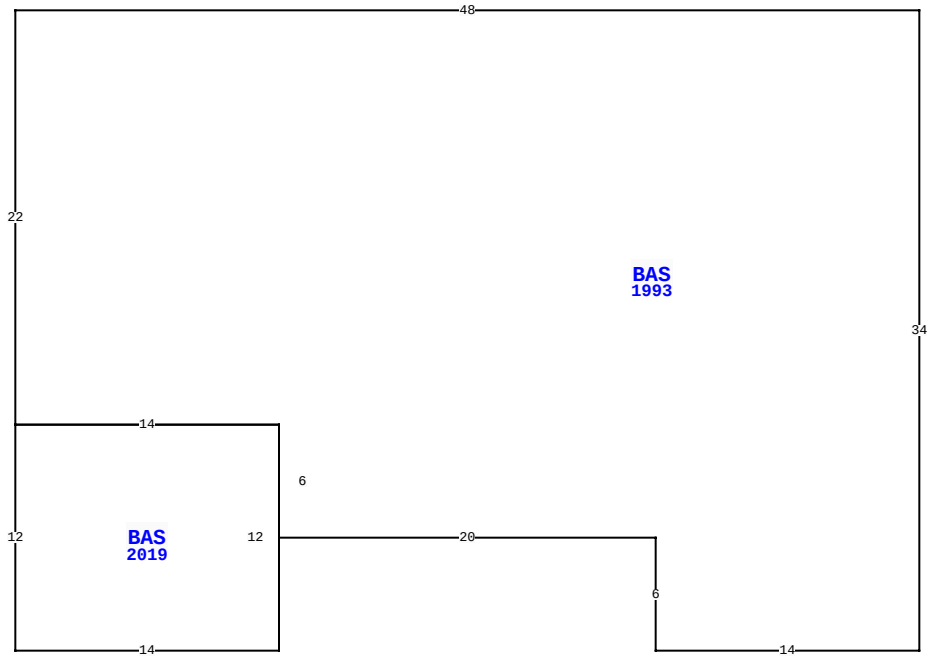
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	95,166
BAS	168	100	2019	168	11,896
TOTALS	1,512			1,512	107,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,512	90.7800	90.78	137,259	1940	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 0 Heated Area: 1512 HX Base Yr



544875 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	107,062
TOTAL MARKET OB/XF VALUE	7,399
TOTAL LAND VALUE - MARKET	479,500
TOTAL MARKET VALUE	195,911
SOH/AGL Deduction	38,767
ASSESSED VALUE	157,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,144
TOTAL JUST VALUE	593,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	495,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2022/1462	12/03/2015	SW	U	I	11	100
GRANTOR: 1995 COOK LIMITED PAR						
GRANTEE: COOK FAMILY CLEGG R						
0781/1478	1/09/1997	QC	U	V	19	740,800
GRANTOR: COOK WILLIAM K & BETT						
GRANTEE: COOK LIMITED PARTNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S22 BAS=[YR=2019] S12 E14 N12W14$ E14 S6 E20 S6 E14 N34$.

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	0940	SHEDS/PORT	0	0	0	0	336.00	SF	20.10	20.10	100	1980	1980	3	20	1,351	
2	0681	POLE SHED	0	0	45	32	1,440.00	SF	7.50	7.50	100	2010	2010	3	56	6,048	

LAND DESCRIPTION

TOTAL OB/XF 7,399

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	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	64.00	AC		1.00	1.00	1.00	525.00	525.00	33,600							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	190.00	190.00	2,850							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	79.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	434,500							

REVIEW DATE 05/29/2020 BY TWA Total Acres: 80.00 Total Land Value: 81,450 Market: 434,500 Agricultural: 36,450 Common: 45,000 PRINTED 07/30/2025 BY SYS