BLOCK 1 LOTS 7, 8, 9
IN OR 154/354 & 287/470 &
PARCEL 2-15 IN OR 286/562, &

COOK DENNIS L & IONE D
86219 CALLAWAY DRIVE
YULEE, FL 32097

2025

42-2N-27-4400-0001-0090

BUILDING CHARACTERISTICS

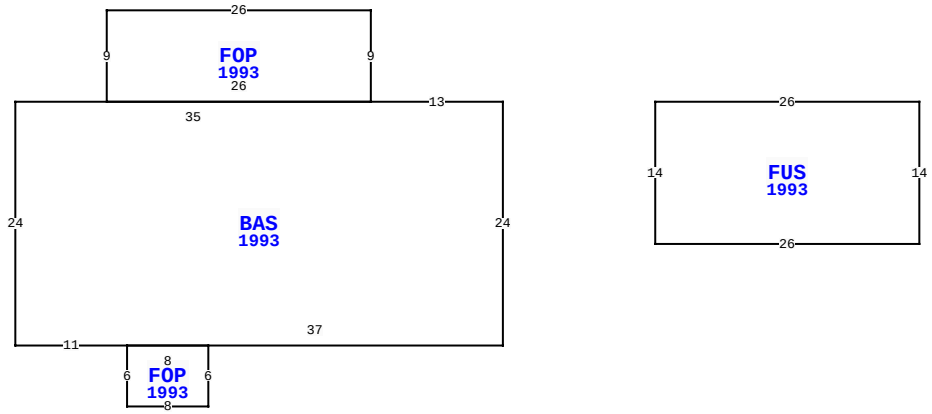
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	93,982
FOP	48	30	1993	14	1,142
FOP	234	30	1993	70	5,711
FUS	364	100	1993	364	29,696
TOTALS	1,798			1,600	130,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,600	109.1400	109.14	174,624	1989	1989	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1516 HX Base Yr



86219 CALLAWAY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,086
TOTAL MARKET OB/XF VALUE		13,575
TOTAL LAND VALUE - MARKET		405,540
TOTAL MARKET VALUE		571,201
SOH/AGL Deduction		17,745
ASSESSED VALUE		553,456
TOTAL EXEMPTION VALUE	13	532,709
BASE TAXABLE VALUE		20,747
TOTAL JUST VALUE		571,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4738	CO ISSUED	0	02/01/2006
MH4738	MH MOVE-ON	0	02/01/2006
E16818	ELEC OTHER	800	02/01/2006
2729	H/AC	3,200	09/22/1988
3203	NEW CONSTR	0	09/22/1988
5177	NEW CONSTR	8,160	09/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/993	4/16/2024	QC	U	I	11	100
GRANTOR: COOK IONE DENELL						
GRANTEE: COOK DENNIS LARRY &						
2656/1389	7/26/2023	QC	U	V	11	100
GRANTOR: COOK IONE DENELL						
GRANTEE: COOK DENNIS LARRY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] N9 W26 S9 E26 $ W35 S24 E11 FOP=[YR=1993] S6 E8 N6 W8 $ E37 N24 $ PTR= E15 FUS=[YR=1993] E26 S14 W26 N14 $ W15 $.

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	100	11	10	110.00	SF	30.00	30.00	100	1980	1980	3	20	660	
2	0511	GARAGE CB-	0	100	25	29	725.00	SF	40.00	40.00	100	1976	1976	3	26	7,540	
3	0681	POLE SHED	0	100	19	9	171.00	SF	15.00	15.00	100	1971	1971	3	20	513	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
5	0810	CONCRETE A	0	100	16	5	80.00	SF	6.50	6.50	100	1976	1976	3	26	135	
6	1242	WD DECK A	0	100	0	0	201.00	SF	10.00	10.00	100	2007	2007	3	27	543	
7	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2007	2007	3	27	1,944	

LAND DESCRIPTION

TOTAL OB/XF 13,575

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	100		OR	100.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							
2	000100	C	RES	100		OR	100.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							
3	000100	C	RES	100		OR	0.00	0.00	3.58	AC		1.00	1.00	0.90	70,000.00	63,000.00	225,540							
4	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/17/2019 BY DJA Total Acres: 4.58 Total Land Value: 405,540 Market: 0 Agricultural: 0 Common: 405,540 PRINTED 07/30/2025 BY SYS

BLOCK 1 LOTS 7, 8, 9
IN OR 154/354 & 287/470 &
PARCEL 2-15 IN OR 286/562, &

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YULEE, FL 32097

2025

42-2N-27-4400-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

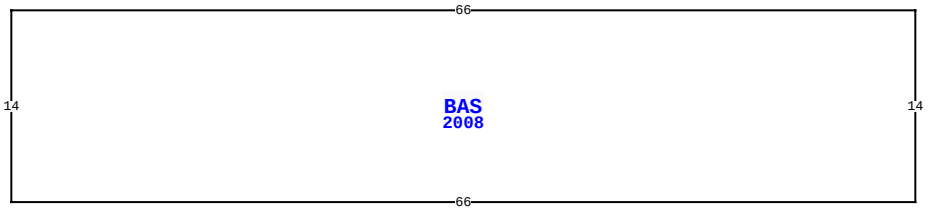
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	21,555
TOTALS	924			924	21,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	97.2000	77.76	71,850	1980	1980	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2024 Heated Area: 924 HX Base Yr



86219 CALLAWAY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
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TOTAL JUST VALUE		571,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5382	NEW CONSTR	1,800	09/22/1988
2763	NEW CONSTR	27,200	01/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2706/993	4/16/2024	QC	U	I	11	100
GRANTOR: COOK IONE DENELL						
GRANTEE: COOK DENNIS LARRY &						
2656/1389	7/26/2023	QC	U	V	11	100
GRANTOR: COOK IONE DENELL						
GRANTEE: COOK DENNIS LARRY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E66 N14 $.

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

REVIEW DATE 12/17/2019 BY DJA Total Acres: 4.58 Total Land Value: 405,540 Market: 0 Agricultural: 0 Common: 405,540 PRINTED 07/30/2025 BY SYS