PT OF GOV LOT 1 (PAR 2-2)
PT OF NE1/4 OF SE1/4 LYING NE
OF ACL RR

COOK FAMILY CLEGG RANCH LLC
4839 ORTEGA BLVD
CALLAHAN, FL 32210

2026

02-2N-24-0000-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

45518 LIVE OAK CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	95,480
TOTAL MARKET VALUE	13,705
SOH/AGL Deduction	1,019
ASSESSED VALUE	12,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,686
TOTAL JUST VALUE	107,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429565	DEMOLITION	0	11/28/2014
MHU96144	MH MOVE-ON	0	08/01/1996

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						
2002/1723	9/04/2015	WD	Q	I	02	50,000
GRANTOR: WEBB SHARON A						
GRANTEE: 1995 COOK LIMITED P						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	005010	A	SERVICE ACRE	0	0006	OR	0.00	0.00	3.41	AC		1.00	1.00	1.00	500.00	500.00	1,705							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.41	AC		1.00	1.00	1.00	28,000.00	28,000.00	95,480							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.41 Total Land Value: 1,705 Market: 95,480 Agricultural: 1,705 Common: 0 PRINTED 07/09/2026 BY SYS