



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	2004	1,574	185,176
FGR	528	55	2004	290	34,118
FOP	66	30	2004	20	2,353
FOP	97	30	2004	29	3,412
FST	18	55	2004	10	1,176
TOTALS	2,283			1,923	226,235

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0940	SHEDS/PORT	0 100	0 0	135.00	SF	20.10	20.10	100	1980	1980	3	20	543	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,923	100.4598	139.64	268,528	2004	2004	0	0	0 15.75	84.25
1 SNGL FAM 100% - 2005 Heated Area: 1574 HX Base Yr 2005											
55100 COOK DR, CALLAHAN											

BLD DATE		LGL DATE	05/07/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

TOTAL OB/XF											
543											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			226,235
TOTAL MARKET OB/XF VALUE			543
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			351,778
SOH/AGL Deduction			192,803
ASSESSED VALUE			158,975
TOTAL EXEMPTION VALUE			106,411
BASE TAXABLE VALUE			52,564
TOTAL JUST VALUE			351,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11447	NEW CONSTR	116,952	07/01/2003
R5274	REPAIR/RRF	1,960	07/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0431/0613	8/10/1984	WD	U	I	11	100
GRANTOR: KANE SHIRLEY C						
GRANTEE: KNOTTS CAROL L & LI						
0353/0218	2/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W15 S2 W4 S12 W5 FOP=[YR=2004] W17 S2 E4 S7 E9 N7 E4 N2\$ S2 W4 S7 W9 N7 W4 N2 W12 S34 E12 N1 E3 FOP=[YR=2004] E11 FST=[YR=2004] E3 FGR=[YR=2004] S11 E24 N22 W24 S11\$ N6 W3 S6\$ N6 W11 S6\$ N6 E14 N5 E24 N36\$.									