IN OR 1351/1570

BROWN WILLIAM R JR
55339 COOK DR
CALLAHAN, FL 32011

2026

28-2N-25-0000-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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
Quality	04	Quality Level 04

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

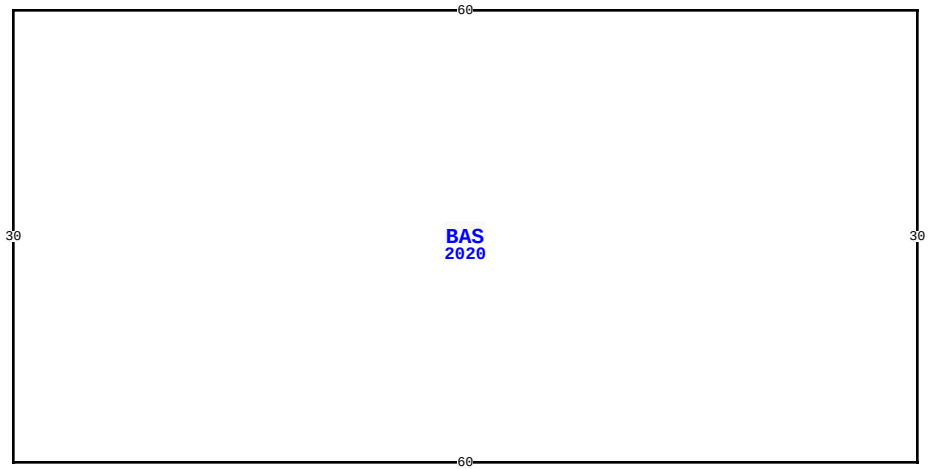
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2020	1,800	191,573
TOTALS	1,800			1,800	191,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	127.1600	114.44	205,992	2020	2020	0	0	0	7.00	93.00

1 M/H 94+ 100% - 2006 Heated Area: 1800 HX Base Yr 2006



55339 COOK DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		229,034
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		279,034
SOH/AGL Deduction		90,158
ASSESSED VALUE		188,876
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,465
TOTAL JUST VALUE		279,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003402	CO ISSUED	0	05/21/2020
20003402	GARAGE	36,514	05/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1570	9/22/2005	WD	Q	I	01	25,000
GRANTOR: BROWN WILLIAM R & DEL						
GRANTEE: BROWN WILLIAM R JR						
1227/1502	5/04/2004	WD	U	I		22,500
GRANTOR: BEHNKEN MARJORIE FRAN						
GRANTEE: BROWN WILLIAM R & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S30 E60 N30 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/26/2024 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS

IN OR 1351/1570

BROWN WILLIAM R JR
55339 COOK DR
CALLAHAN, FL 32011

2026

28-2N-25-0000-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

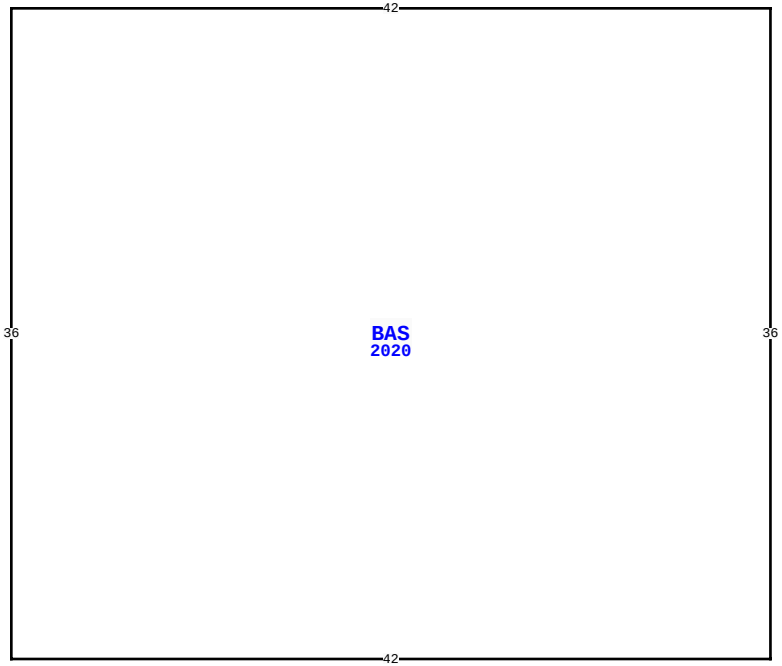
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2020	1,512	37,461
TOTALS	1,512			1,512	37,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,512	66.8610	26.08	39,433	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2006 Heated Area: 1512 HX Base Yr 2006



55339 COOK DR, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: BROWN WILLIAM R JR						
1227/1502	5/04/2004	WD	U	I		22,500
GRANTOR: BEHNKEN MARJORIE FRAN						
GRANTEE: BROWN WILLIAM R & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W42 S36 E42 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/26/2024 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS