OR 2649 PG 1104

RUIZ FABIOLA/RUIZ MIGUEL
55369 COOK DR
CALLAHAN, FL 32011

2026

28-2N-25-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

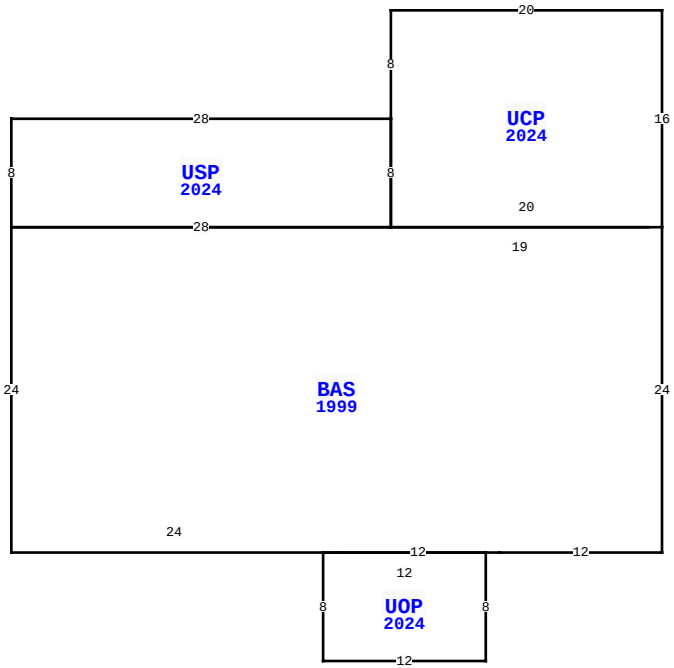
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,152	100	1999	1,152	21,839
UCP	320	20	2024	64	1,213
UOP	96	25	2024	24	455
USP	224	50	2024	112	2,123
TOTALS	1,792			1,352	25,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,352	74.3400	63.19	85,433	1970	1970	0	0	0	70.00	30.00

1 M/H 93- 100% - 2024 Heated Area: 1152 HX Base Yr 2024



55369 COOK DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		25,630
TOTAL MARKET OB/XF VALUE		1,091
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		76,721
SOH/AGL Deduction		16,234
ASSESSED VALUE		60,487
TOTAL EXEMPTION VALUE	HX HB	35,487
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		76,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982317	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/1104	6/08/2023	WD	Q	I	01	70,000
GRANTOR: MCWHORTER LAURA A TUC						
GRANTEE: RUIZ MIGUEL						
0770/0852	9/06/1996	QC	U	V	07	100
GRANTOR: HOLTON ERMA J						
GRANTEE: TUCKER LAURA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W19 W28 S24 E24 E12 E12 N24 $
UCP=[YR=2024;ORIG=1,0] W20 N8 N8 E20 S16 $
USP=[YR=2024;ORIG=-19,-8] W28 S8 E28 N8 $
UOP=[YR=2024;ORIG=-24,24] E12 S8 W12 N8 $
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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	12	8	96.00	SF	15.00	15.00	100	1998	1998	3	20	288	
2	0681	POLE SHED	0	100	12	11	132.00	SF	15.00	15.00	100	2000	2000	3	26	515	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	15.00	15.00	100	1998	1998	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 1,091

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	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