

COOK FAMILY STATE RD 108 LLC
4839 ORTEGA BLVD
CALLAHAN, FL 32210

30-2N-25-0000-0020-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03COMMON BRK 100 GABLE/HIP 100

RooF Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type030514120304COMP SHNGL 100 DRYWALL 100 CARPET 60 HARDWOOD 40 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame033 100 1.5 100 MASONRY 100

Stories Units BUD8 Adjustme Occupancy1.06001.100 0 100 DIST 1D 100 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREATOTALGROSSPCTOFYEARTOT ADJSUBAREA
TYPEAREABASEMARKET
VALUE

BAS1,62410019931,624133,608

FGR40655199322318,346

FOP140301993423,455

MARKET ADJUSTMENTS

TYPEDLMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100011,889120.5400126.57239,091196719750035.0065.00

1 SINGLE FAM0%-0Heated Area: 1624HX Base Yr

Basement area diagram showing dimensions and labels BAS 1993, FGR 1993, FOP 1993.

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/07/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE155,409

TOTAL MARKET OB/XF VALUE1,795

TOTAL LAND VALUE - MARKET95,000

TOTAL MARKET VALUE252,204

SOH/AGL Deduction21,601

ASSESSED VALUE230,603

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE230,603

TOTAL JUST VALUE252,204

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE239,334

Sales Data Section containing OFF RECORD Number, DATE, TYPE INST, Q U I V I RSN CD, SALE PRICE.

SALES DATA

OFF RECORDNumberDATETYPEINSTQUIVIRSNCDPRICE

1993/18847/27/2015WDQI02137,000

GRANTOR: MUSSLEWHITE CHARLOTTE

GRANTEE: COOK FAMILY STATE R

0097/034512/12/1969QCQI01100

GRANTOR: MUSSLEWHITE CECIL M J

GRANTEE: MUSSLEWHITE EUGENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S29 E22 FOP=[YR=1993] S7 E20 N7W20\$ E34

FGR=[YR=1993] E14 N29 W14S29\$ N29\$.

EXTRA FEATURES

616446 RIVER RD, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/07/2026MLU

LAND DESCRIPTIONTOTAL OB/XF1,795

LNUSECODECLSRLAND USEDESCRIPTIONCAPRDLOCZONEFRONTDEPTHTOT LND UTUNITTYPDPTHFACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00004OR0.000.001.90AC1.001.001.0050,000.0050,000.0095,000

REVIEW DATE01/01/2023BYCD

Total Acres: 1.90Total Land Value: 95,000Market: 0Agricultural: 0Common: 95,000PRINTED 07/09/2026 BY SYS