IN OR 2022/1457
EX R/W IN OR 369/449
ABDND R/W OR 661/1965

COOK FAMILY NASSAU LLC
4839 ORTEGA BLVD
JACKSONVILLE, FL 32210

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

616666 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	05/15/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,688
TOTAL LAND VALUE - MARKET	1,144,800
TOTAL MARKET VALUE	50,637
SOH/AGL Deduction	0
ASSESSED VALUE	50,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,637
TOTAL JUST VALUE	1,155,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	585,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011337	UPGRADE TO CELL T	30,000	10/07/2024
B240010102	MICROWAVE ADDITIO	20,000	08/30/2024
22014715	T-MOBILE CANOPY	4,533	09/27/2022
B1429545	XFOB	33,942	11/01/2014
E1428443	T-MOBILE RADIO CA	0	11/01/2014
E1326452	NEW CONSTR	0	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2022/1457	12/03/2015	SW	U	I	11	100
GRANTOR: 1995 COOK LIMITED PAR						
GRANTEE: COOK FAMILY NASSAU						
0781/1478	1/09/1997	QC	U	V	19	740,800
GRANTOR: COOK WILLIAM K & BETT						
GRANTEE: COOK LIMITED PARTNE						

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	0300	BOAT DCK W	0	0	50	4	200.00	SF	40.00	40.00	100	1998	1998	3	24	1,920	
2	0431	CL FNC 8B	0	0	0	0	226.00	LF	12.50	12.50	100	1995	1995	3	30	848	
4	0511	GARAGE CB-	0	0	30	10	300.00	SF	40.00	40.00	100	1995	1995	3	66	7,920	

LAND DESCRIPTION

TOTAL OB/XF 10,688

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	21.37	AC		1.00	1.00	1.00	395.00	395.00	8,441							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	530.00	530.00	7,950							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	170.00	170.00	5,100							
4	005970	A	AGRICULTURAL	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	70.00	70.00	210							
5	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	34.43	AC		1.00	1.00	1.00	530.00	530.00	18,248							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	103.80	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,141,800							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 103.80 Total Land Value: 39,949 Market: 1,144,800 Agricultural: 39,949 Common: 0 PRINTED 07/09/2026 BY SYS