

BLOCK 1 LOTS 7, 8, 9
IN OR 154/354 & 287/470 &
PARCEL 2-15 IN OR 286/562, &

COOK DENNIS L & IONE D
86219 CALLAWAY DRIVE
YULEE, FL 32097

2026

42-2N-27-4400-0001-0090



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	97,958
FOP	48	30	1993	14	1,190
FOP	234	30	1993	70	5,952
FUS	364	100	1993	364	30,952
TOTALS	1,798			1,600	136,053

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	1242	WD DECK A	0	100	0	0	201.00	SF	10.00
7	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	OR	100.00	120.00	1.00
2	000100	C	RES	100	0003	OR	100.00	120.00	1.00
3	000100	C	RES	100	0003	OR	0.00	0.00	1.00
4	000100	C	RES	100	0003	OR	0.00	0.00	3.58

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,600	109.1400	114.60	183,360	1989	1989	0	0	25.80	74.20	
1 SINGLE FAM 100% - 2024 Heated Area: 1516 HX Base Yr												
86219 CALLAWAY DR, YULEE												
BLD DATE: 05/15/2026 MLU												

TOTAL OB/XF												
4,380												

TOTAL OB/XF												
4,380												

Total Acres: 4.58 Total Land Value: 484,980 Market: 0 Agricultural: 0 Common: 484,980

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		171,472	
TOTAL MARKET OB/XF VALUE		4,380	
TOTAL LAND VALUE - MARKET		484,980	
TOTAL MARKET VALUE		660,832	
SOH/AGL Deduction		90,918	
ASSESSED VALUE		569,914	
TOTAL EXEMPTION VALUE		13	547,092
BASE TAXABLE VALUE		22,822	
TOTAL JUST VALUE		660,832	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		571,201	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4738	CO ISSUED	0	02/01/2006
MH4738	MH MOVE-ON	0	02/01/2006
E16818	ELEC OTHER	800	02/01/2006
2729	H/AC	3,200	09/22/1988
3203	NEW CONSTR	0	09/22/1988
5177	NEW CONSTR	8,160	09/22/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2706/993	4/16/2024	QC	U	I	11
GRANTOR: COOK IONE DENELL					
GRANTEE: COOK DENNIS LARRY &					
2656/1389	7/26/2023	QC	U	V	11
GRANTOR: COOK IONE DENELL					
GRANTEE: COOK DENNIS LARRY &					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1993] W13 FOP=[YR=1993] N9 W26 S9 E26 \$ W35 S24 E11					
FOP=[YR=1993] S6 E8 N6 W8 \$ E37 N24 \$ PTR= E15 FUS=[YR=1993]					
E26 S14 W26 N14 \$ W15 \$.					

PRINTED 07/09/2026 BY SYS

COOK DENNIS L & IONE D
86219 CALLAWAY DRIVE
YULEE, FL 32097

42-2N-27-4400-0001-0090

[illegible]

COOK DENNIS L & IONE D
86219 CALLAWAY DRIVE
YULEE, FL 32097

42-2N-27-4400-0001-0090

[illegible]