IN OR 2221/1580
ESMT IN OR 693/1274
ESMT PT OR 1694/1500

MYERS DONALD & TAMMY
55058 SCHOLL TRAIL
CALLAHAN, FL 32011

2023

15-2N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

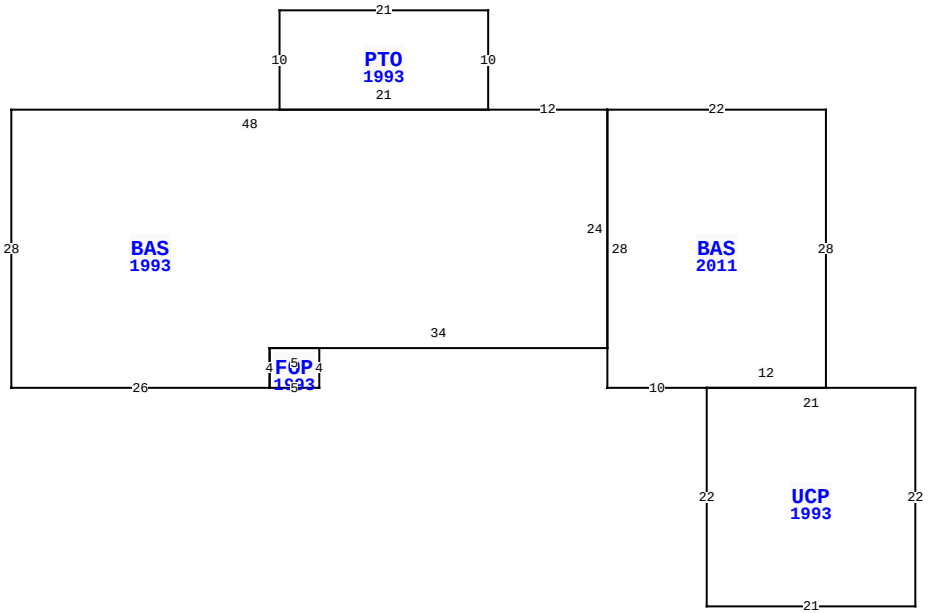
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	168,200
BAS	616	100	616	67,106
FOP	20	30	6	654
PTO	210	5	10	1,089
UCP	462	20	92	10,022
TOTALS	2,852		2,268	247,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,268	118.7500	141.02	319,833	1964	1995	0	0	0	22.75	77.25

1 SNGL FAM – 100% - 2020 Heated Area: 2160 HX Base Yr 2020



55058 SCHOLL TRL, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		271,690
TOTAL MARKET OB/XF VALUE		11,586
TOTAL LAND VALUE - MARKET		60,480
TOTAL MARKET VALUE		343,756
SOH/AGL Deduction		91,711
ASSESSED VALUE		252,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,045
TOTAL JUST VALUE		343,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000690	GARAGE	57,360	02/01/2019
17007899	REPAIR/RRF	6,000	12/01/2017
93291	MH MOVE-ON	14,900	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/1580	8/27/2018	WD	Q	I	01	249,900
GRANTOR: KIDD SHANNON LEE						
GRANTEE: MYERS DONALD & TAMM						
2084/0522	11/16/2016	QC	U	I	11	100
GRANTOR: KIDD SHANNON L & KARI						
GRANTEE: KIDD SHANNON LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W22 BAS=[YR=1993] W12 PTO=[YR=1993] N10 W21 S10 E21$ W48 S28 E26 FOP=[YR=1993] E5 N4 W5 S4$ N4 E34 N24$ S28 E10 UCP=[YR=1993] S22 E21 N22 W21$ E12 N28$.

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	0861	POOL GUNIT	0	100	37	16	592.00	SF	42.50	42.50	100	1970	1970	3	20	5,032	
2	0845	KOOL DECK	0	100	3	116	348.00	SF	7.25	7.25	100	1990	1990	3	62	1,564	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330	
4	0810	CONCRETE A	0	100	0	0	303.00	SF	6.50	6.50	100	1980	1980	3	35	689	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	19.50	19.50	100	1985	1985	3	20	312	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50	19.50	100	1975	1975	3	20	624	
7	0810	CONCRETE A	0	100	0	0	219.00	SF	6.50	6.50	100	1990	1990	3	62	883	
8	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 11,586

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	000115	C	SFR ACRES	100		OR	0.00	0.00	3.36	AC		1.00	1.00	1.00	18,000.00	18,000.00	60,480							

REVIEW DATE 08/07/2019 BY KB Total Acres: 3.36 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 08/02/2023 BY SYS

IN OR 2221/1580
ESMT IN OR 693/1274
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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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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	03	Quality Level 03

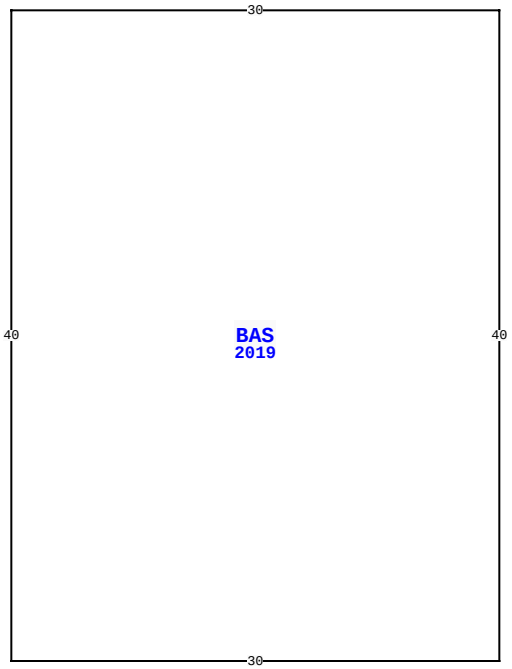
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	24,619
TOTALS	1,200		1,200	24,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.4200	21.15	25,380	2019	2019	0	0	0	3.00	97.00

4 GARAGE RES – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



BLD DATE	03/03/2023	NW	LGL DATE
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55058 SCHOLL TRL, CALLAHAN

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2084/0522	11/16/2016	QC	U	I	11	100
GRANTOR: KIDD SHANNON L & KARI						
GRANTEE: KIDD SHANNON LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S40 E30 N40$.

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 08/07/2019 BY KB Total Acres: 3.36 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 08/02/2023 BY SYS