

LOT 2  
IN OR 2030/333  
THE TRAILS PB 6/296

PORTER JOHN C  
55112 PEACEFUL TRAIL DR  
CALLAHAN, FL 32011

2023

27-2N-25-8600-0002-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 70   |
| Exterior Wall            | 20 | FACE BRICK 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 08 | SHT VINYL 60   |
| Interior Floor           | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 03 | MASONRY 100    |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8023.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,408            | 100         | 1,408        | 158,619              |
| FGR       | 683              | 55          | 376          | 42,359               |
| FOP       | 91               | 30          | 27           | 3,042                |
| PTO       | 234              | 5           | 12           | 1,352                |
| UOP       | 182              | 20          | 36           | 4,055                |
| USP       | 360              | 30          | 108          | 12,167               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,958 |  | 1,967 | 221,594 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |
|----------------|------------|-------------|---------|----|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | UT |

| L N | OB/XF CODE | DESCRIPTION | BLD CAP | UT |
|-----|------------|-------------|---------|----|
| 1   | 0811       | CONCRETE B  | 0 100   | 0  |
| 2   | 0861       | POOL GUNIT  | 0 100   | 30 |
| 3   | 0845       | KOOL DECK   | 0 100   | 0  |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                                       | 01  | 1,967     | 97.9020     | 116.26         | 228,683        | 2016 | 2016 | 0    | 0    |
| 1 SNGL FAM - 100% - 2018 Heated Area: 1408 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |
|                                                            |     |           |             |                |                |      |      |      |      |

|                                   |
|-----------------------------------|
| 55112 PEACEFUL TRAIL DR, CALLAHAN |
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| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| NASSAU COUNTY PROPERTY    |  |  |           |          | PAGE 1 of 2 |  | 6 |
|---------------------------|--|--|-----------|----------|-------------|--|---|
| VALUATION SUMMARY         |  |  |           |          |             |  |   |
| VALUATION BY              |  |  |           | STANDARD |             |  |   |
| Tax Group: 6              |  |  | Tax Dist: |          |             |  |   |
| BUILDING MARKET VALUE     |  |  |           | 246,229  |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |           | 48,190   |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |           | 50,000   |             |  |   |
| TOTAL MARKET VALUE        |  |  |           | 344,419  |             |  |   |
| SOH/AGL Deduction         |  |  |           | 115,054  |             |  |   |
| ASSESSED VALUE            |  |  |           | 229,365  |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  | HX HB     |          | 50,000      |  |   |
| BASE TAXABLE VALUE        |  |  |           | 179,365  |             |  |   |
| TOTAL JUST VALUE          |  |  |           | 344,419  |             |  |   |
| NCON VALUE                |  |  |           | 0        |             |  |   |
| INCOME VALUE              |  |  |           |          |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |           | 276,981  |             |  |   |
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| LAND DESCRIPTION   |          |     |                      |     |      |          |       |       |             |
|--------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                  | 000100   | C   | SFR                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        |
| TOTAL OB/XF 48,190 |          |     |                      |     |      |          |       |       |             |
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                  | 000100   | C   | SFR                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        |

**PORTER JOHN C**  
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