LOT 3
IN OR 1257/829
THE TRAILS PB 6/296

PARKERSON RHETT P & TANYA D
55138 PEACEFUL TRAIL DRIVE
CALLAHAN, FL 32011

2023

27-2N-25-8600-0003-0000

BUILDING CHARACTERISTICS

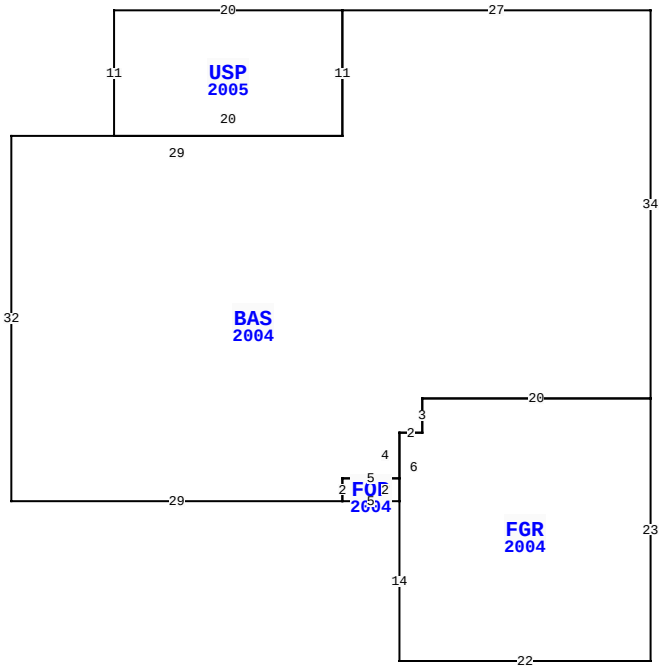
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,887	100	1,887	186,338
FGR	500	55	275	27,156
FOP	10	30	3	296
USP	220	30	66	6,518
TOTALS	2,617		2,231	220,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,231	96.1380	114.16	254,691	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2005 Heated Area: 1887 HX Base Yr 2005



55138 PEACEFUL TRAIL DR, CALLAHAN

BLD DATE	03/19/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		220,308
TOTAL MARKET OB/XF VALUE		44,688
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		314,996
SOH/AGL Deduction		143,070
ASSESSED VALUE		171,926
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,926
TOTAL JUST VALUE		314,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,350

5/2023KW: DRIVEWAY EXTENSION (SFR TO BLDG #2) IS W

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631973	GARAGE	42,845	03/01/2016
B12168	NEW CONSTR	137,181	01/01/2004
R5747	REPAIR/RRF	1,800	01/01/2004
W103	XFOB	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/0829	9/08/2004	WD	Q	I		179,900
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: PARKERSON RHETT & T						
1154/0866	7/17/2003	WD	U	V	19	300,000
GRANTOR: ADR INVESTMENTS LTD						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 USP=[YR=2005] W20 S11 E20 N11$ S11 W29 S32 E29 FOP=[YR=2004] E5 FGR=[YR=2004] S14 E22 N23 W20 S3 W2 S6$ N2 W5 S2$ N2 E5 N4 E2 N3 E20 N34$.

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	0810	CONCRETE A	0	100	0	0	1,085.00	SF	6.50	6.50	100	2004	2004	3	86	6,065	
2	0810	CONCRETE A	0	100	0	0	1,818.00	SF	6.50	6.50	100	2006	2006	3	88	10,399	
3	0510	GARAGE WD-	0	100	24	40	960.00	SF	35.00	35.00	100	2016	2016	3	84	28,224	

LAND DESCRIPTION

TOTAL OB/XF 44,688

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/29/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS