LOT 5
THE TRAILS PB 6/296

ROLDAN PRIE & JULIAN A
55188 PEACEFUL TRAIL DR
CALLAHAN, FL 32011

2023

27-2N-25-8600-0005-0000

BUILDING CHARACTERISTICS

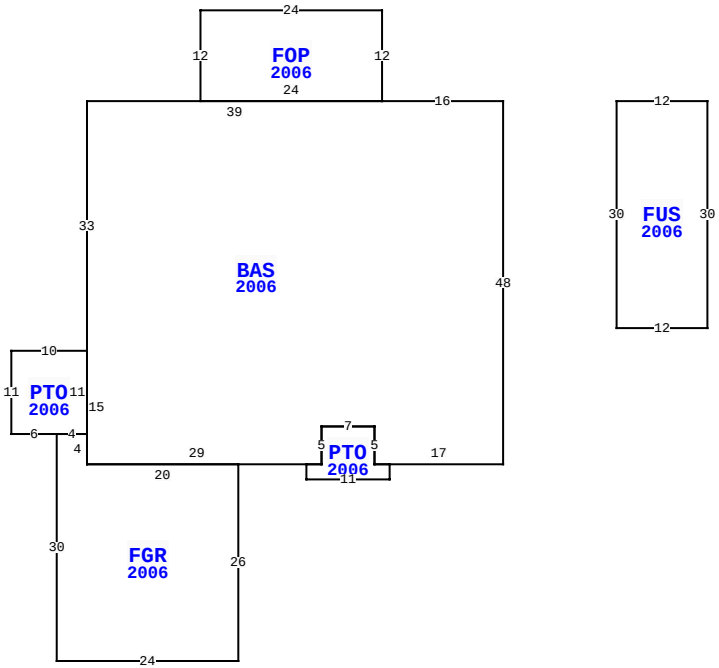
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,605	100	2,605	260,630
FGR	640	55	352	35,218
FOP	288	30	86	8,605
FUS	360	100	360	36,018
PTO	57	5	3	300
PTO	110	5	6	601
TOTALS	4,060		3,412	341,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,412	91.5768	108.75	371,055	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 2965 HX Base Yr



55188 PEACEFUL TRAIL DR, CALLAHAN

BLD DATE	03/28/2006 DJ	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	341,371
TOTAL MARKET OB/XF VALUE	12,693
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	404,064
SOH/AGL Deduction	58,285
ASSESSED VALUE	345,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,779
TOTAL JUST VALUE	404,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428555	GARAGE	0	04/03/2014
B17762	NEW CONSTR	226,170	11/27/2006
M11833	MECH OTHER	0	07/01/2006
E17376	ELEC OTHER	4,000	05/01/2006
P11144	OTHER	0	05/01/2006
R09302	REPAIR/RRF	4,300	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2525/0851	12/20/2021	WD	Q	I	01	445,000
GRANTOR: KENNEDY PIERRE R						
GRANTEE: ROLDAN PRIE & JULIA						
1481/0335	2/26/2007	WD	Q	I		337,000
GRANTOR: FIRST COAST HOME CONS						
GRANTEE: KENNEDY PIERRE R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] N12 W24 S12 E24$ W39 S33 PTO=[YR=2006] W10 S11 E6 FGR=[YR=2006] S30 E24 N26 W20 N4 W4$ E4 N11$ S15 E29 PTO=[YR=2006] S2 E11 N2 W2 N5 W7 S5 W2$ E2 N5 E7 S5 E17 N48$ PTR= E15 FUS=[YR=2006] E12 S30 W12 N30$ W15$.

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	0812	CONCRETE C	0	0	0	0	3,089.00	SF	4.00	4.00	100	2006	2006	3	88	10,873	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 12,693

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	0	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