

LOT 6
IN OR 2030/1227
THE TRAILS PB 6/296

HEDRICK DALLAS & AMANDA
55210 PEACEFUL TRAIL DR
CALLAHAN, FL 32011

2023

27-2N-25-8600-0006-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100

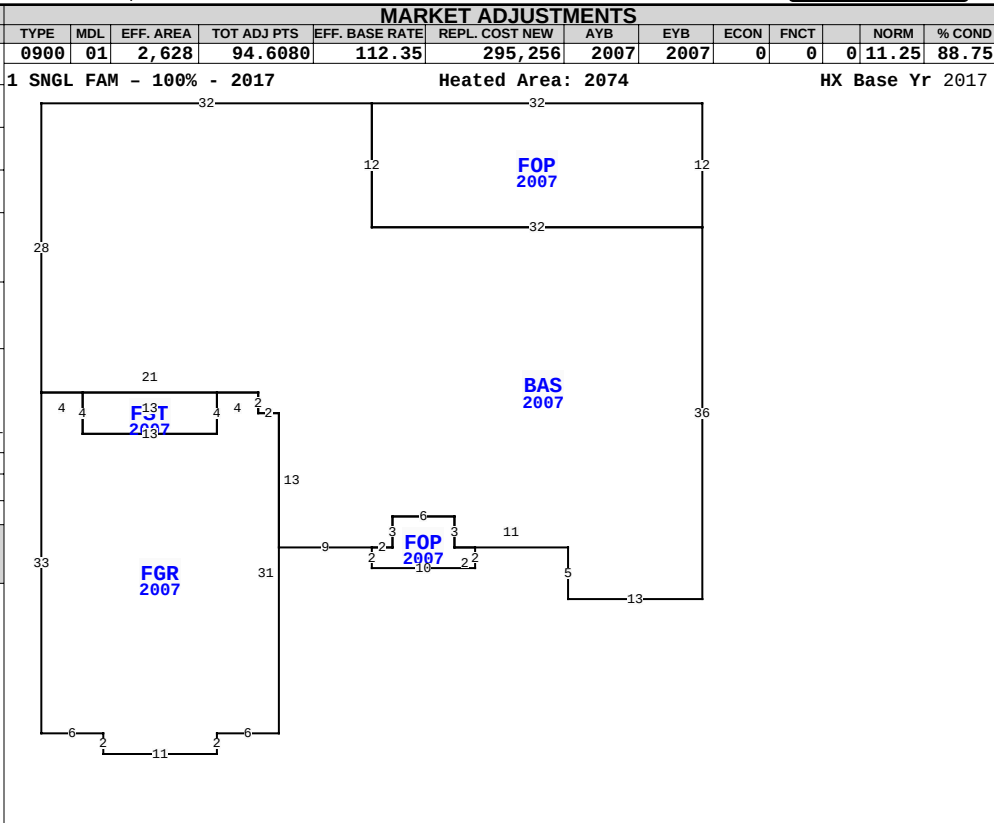
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2,074	206,800
FGR	725	55	399	39,785
FOP	38	30	11	1,097
FOP	384	30	115	11,467
FST	52	55	29	2,891

TOTALS	3,273		2,628	262,040
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,774.00	SF	4.00	
3	1127	BRICK 8"	0 100	0	0	40.00	SF	11.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSV
1	000100	C	SFR	100	0006	OR	0.00	0.00	



55210 PEACEFUL TRAIL DR, CALLAHAN	BLD DATE	09/18/2007	DJ	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0 100	0	0	2,774.00	SF	4.00	4.00	100	2007	2007	3	89	9,875	
3	1127	BRICK 8"	0 100	0	0	40.00	SF	11.00	11.00	100	2007	2007	3	97	427	

TOTAL OB/XF										13,522						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1						6
VALUATION SUMMARY																
VALUATION BY										STANDARD						
Tax Group: 6										Tax Dist:						
BUILDING MARKET VALUE										262,040						
TOTAL MARKET OB/XF VALUE										13,522						
TOTAL LAND VALUE - MARKET										50,000						
TOTAL MARKET VALUE										325,562						
SOH/AGL Deduction										133,529						
ASSESSED VALUE										192,033						
TOTAL EXEMPTION VALUE										HX HB						
BASE TAXABLE VALUE										142,033						
TOTAL JUST VALUE										325,562						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										257,014						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007054	REPAIR/RRF	13,252	05/05/2022
M12458	MECH OTHER	0	02/01/2007
P11720	OTHER	0	11/01/2006
C18733	CO ISSUED	207,042	10/01/2006
B18733	CO ISSUED	0	10/01/2006
E18249	ELEC OTHER	2,000	10/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2030/1227	2/24/2016	SW	U	I	30	145,000	
GRANTOR: HEDRICK DALLAS & AMAN							
GRANTEE: HEDRICK DALLAS & AM							
2024/1773	1/22/2016	CT	U	I	18	176,000	
GRANTOR: CLERK OF COURT							
GRANTEE: MOREAU GARY MR. & M							

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

BUILDING DIMENSIONS									
FOP=[YR=2007] W32 BAS=[YR=2007] W32 S28 FGR=[YR=2007] S33 E6 S2 E11 N2 E6 N31 W2 N2 W4 FST=[YR=2007] W13 S4 E13 N4\$ S4 W13 N4 W4\$ E21 S2 E2 S13 E9 FOP=[YR=2007] S2 E10 N2 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 S5 E13 N36 W32 N12\$ S12 E32 N12\$.									