LOT 9
EX ESMT OR 1420/1773
EX ESMT OR 1420/1768

SAWYER SHAYE B
55223 PEACEFUL TRAIL DR
CALLAHAN, FL 32011

2023

27-2N-25-8600-0009-0000

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 60
Interior Floo	11	CLAY TILE 40
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

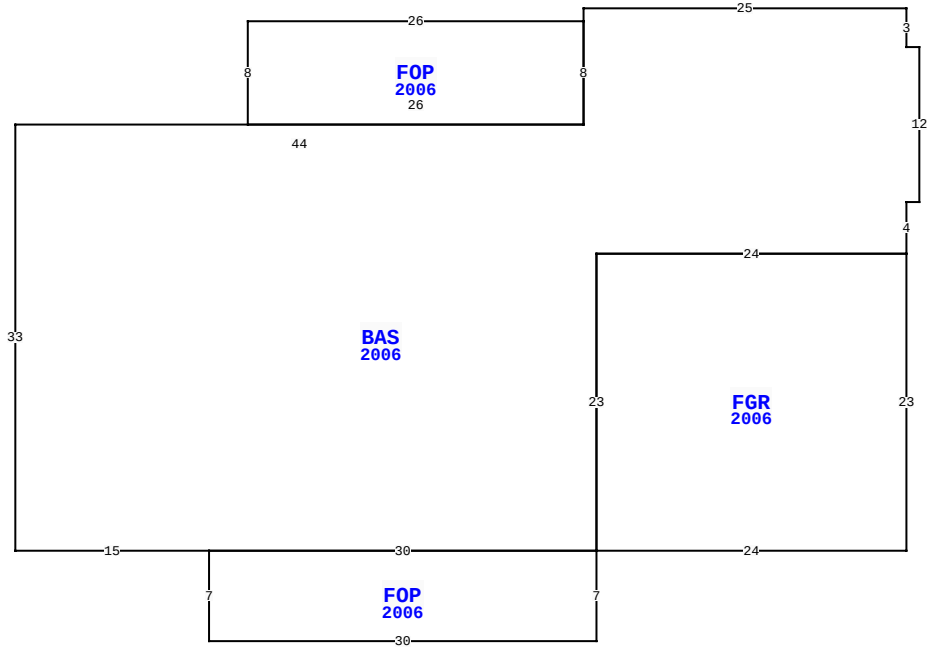
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8023.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1,962	210,034
FGR	552	55	304	32,543
FOP	208	30	62	6,637
FOP	210	30	63	6,744
TOTALS	2,932		2,391	255,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,391	100.7244	119.61	285,988	2006	2008	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2016 Heated Area: 1962 HX Base Yr 2016



55223 PEACEFUL TRAIL DR, CALLAHAN

BLD DATE		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		255,959
TOTAL MARKET OB/XF VALUE		29,462
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		335,421
SOH/AGL Deduction		131,819
ASSESSED VALUE		203,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,602
TOTAL JUST VALUE		335,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210787	REPAIR/RRF	30,000	12/01/2022
B20228	SWIM POOL	25,000	07/01/2007
M10998	TANKS/BLRS	0	02/01/2006
E16334	ELEC OTHER	0	12/01/2005
C16419	CO ISSUED	0	10/01/2005
B16419	NEW CONSTR	170,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0462	3/16/2023	QC	U	I	11	100

GRANTOR: SAWYER SHAYE B & JOHN
GRANTEE: SAWYER SHAYE B

2156/1245	11/07/2017	QC	U	I	11	100

GRANTOR: DENMARK SHAYE B &
GRANTEE: SAWYER SHAYE B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 S1 FOP=[YR=2006] W26 S8 E26 N8$ S8 W44 S33 E15 FOP=[YR=2006] S7 E30 N7 W30$ E30 FGR=[YR=2006] E24 N23 W24 S23$ N23 E24 N4 E1 N12 W1 N3$.

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	100	0	0	1,342.00	SF	4.00	4.00	100	2006	2006	3	88	4,724	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
3	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2007	2007	3	52	17,238	
4	0845	KOOL DECK	0	100	0	0	660.00	SF	7.25	7.25	100	2007	2007	3	89	4,259	
5	0475	VF 4 SBPL	0	100	100	0	100.00	LF	14.00	14.00	100	2007	2007	3	74	1,036	
6	0479	VF PICKET	0	100	52	0	52.00	LF	10.00	10.00	100	2007	2007	3	74	385	

LAND DESCRIPTION

TOTAL OB/XF 29,462

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	000133	C	SFR LAKE	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 05/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS