LOT 13
IN OR 1304/149
THE TRAILS PB 6/296

NASH BOBBY L & KIMBERLY A
55030 COUNTRY TRAIL DR
CALLAHAN, FL 32011

2023

27-2N-25-8600-0013-0000

BUILDING CHARACTERISTICS

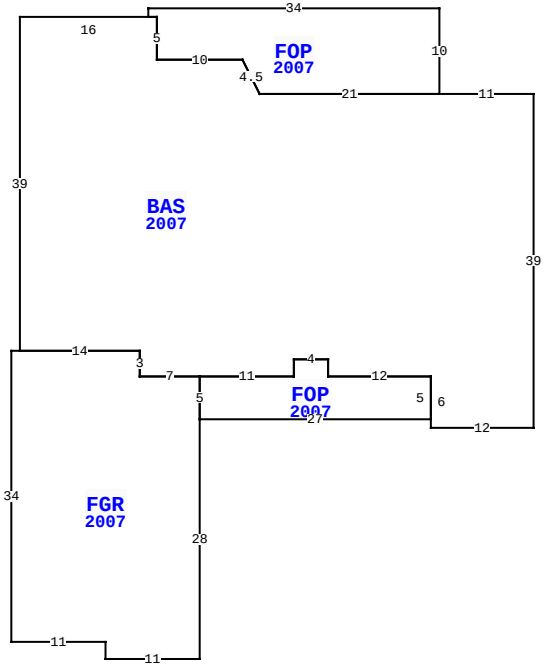
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,190	100	2,190	218,367
FGR	749	55	412	41,081
FOP	143	30	43	4,288
FOP	287	30	86	8,575
TOTALS	3,369		2,731	272,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,731	94.6080	112.35	306,828	2007	2007	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2008 Heated Area: 2190 HX Base Yr 2008



55030 COUNTRY TRAIL DR, CALLAHAN

BLD DATE	09/18/2007 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		272,310
TOTAL MARKET OB/XF VALUE		24,503
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		346,813
SOH/AGL Deduction		147,015
ASSESSED VALUE		199,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,798
TOTAL JUST VALUE		346,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12247	MECH OTHER	0	11/01/2006
E18179	ELEC OTHER	11,000	10/01/2006
P11631	OTHER	0	10/01/2006
C18235	CO ISSUED	0	07/01/2006
B18235	NEW CONSTR	224,000	07/01/2006
R09546	REPAIR/RRF	19,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0149	3/23/2005	WD	Q	V		34,900

GRANTOR: ADR INVESTMENTS LTD
GRANTEE: NASH BOBBY L & KIMB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 FOP=[YR=2007] N10 W34 S1 E1 S5 E10 D4 R2 E21$ W21 U4 L2 W10 N5 W16 S39 FGR=[YR=2007] W1 S34 E11 S2 E11 N28 FOP=[YR=2007] E27 N5 W12 N2 W4 S2 W11 S5$ N5 W7 N3 W14$ E14 S3 E7 E11 N2E4 S2 E12 S6 E12 N39$.

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	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	2,650.00	SF	4.00	4.00	100	2007	2007	3	89	9,434	
3	1127	BRICK 8"	0	100	0	0	65.00	SF	11.00	11.00	100	2007	2007	3	97	694	
4	0462	ST/AL FNC	0	100	0	0	1,992.00	SF	10.00	10.00	100	2008	2008	3	56	11,155	

LAND DESCRIPTION

TOTAL OB/XF 24,503

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 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