LOT 16
IN OR 1718/1915
THE TRAILS PB 6/296

OWENS SARAH C & LARRY K
55108 COUNTRY TRAIL
CALLAHAN, FL 32011

2023

27-2N-25-8600-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

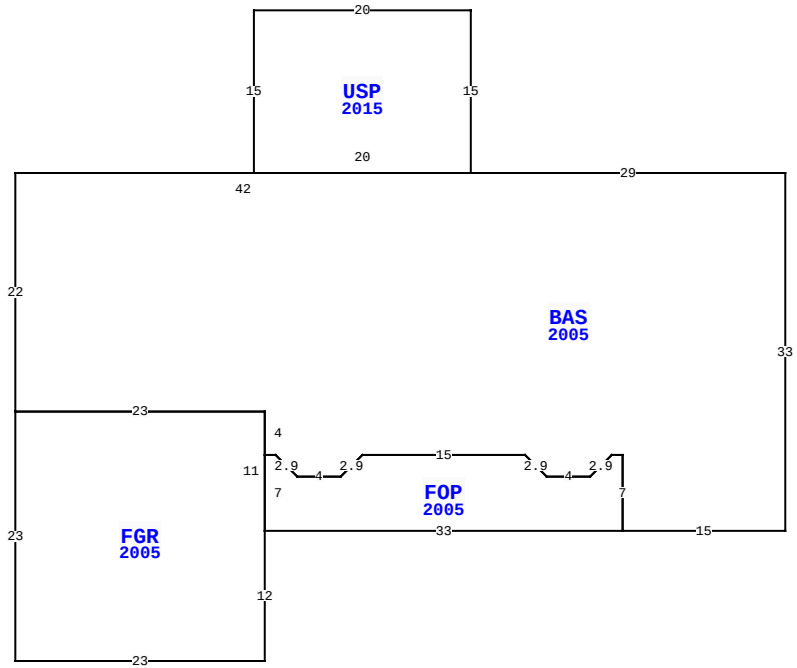
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,883	100	1,883	197,018
FGR	529	55	291	30,448
FOP	207	30	62	6,487
USP	300	30	90	9,417
TOTALS	2,919		2,326	243,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,326	100.9890	119.92	278,934	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2018 Heated Area: 1883 HX Base Yr 2018



55108 COUNTRY TRAIL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		272,132
TOTAL MARKET OB/XF VALUE		64,216
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		386,348
SOH/AGL Deduction		143,797
ASSESSED VALUE		242,551
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,551
TOTAL JUST VALUE		386,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006747	XFOB	55,104	11/01/2017
M09433	MECH OTHER	0	03/01/2005
E14442	ELEC OTHER	0	02/01/2005
B0514322	NEW CONSTR	148,008	02/01/2005
P08940	OTHER	0	02/01/2005
R07070	REPAIR/RRF	1,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1718/1915	12/17/2010	WD	U	I	11	131,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: OWENS SARAH C & LAR						
1710/0894	11/18/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W29 USP=[YR=2015] N15 W20 S15 E20$ W42 S22
FGR=[YR=2005] S23 E23 N12 FOP=[YR=2005] E33 N7 W1 D2 L2 W4
U2 L2 W15 D2 L2 W4 U2 L2 W1 S7$ N11 W23$ E23 S4 E1 D2 R2 E4
U2 R2 E15 D2 R2 E4 U2 R2 E1 S7 E15 N33$.

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	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	2,282.00	SF	4.00	4.00	100	2005	2005	3	87	7,941	
3	0476	VF 6 SBPL	0	100	0	0	366.00	LF	32.00	32.00	100	2011	2011	3	83	9,721	
4	0479	VF PICKET	0	100	0	0	108.00	LF	10.00	10.00	100	2011	2011	3	83	896	
5	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2015	2015	3	81	33,048	
6	0855	CONC PAVER	0	100	0	0	837.00	SF	10.00	10.00	100	2015	2015	3	96	8,035	
7	0810	CONCRETE A	0	100	0	0	226.00	SF	6.50	6.50	100	2017	2017	3	97	1,425	

LAND DESCRIPTION

TOTAL OB/XF 64,216

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 03/15/2018 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

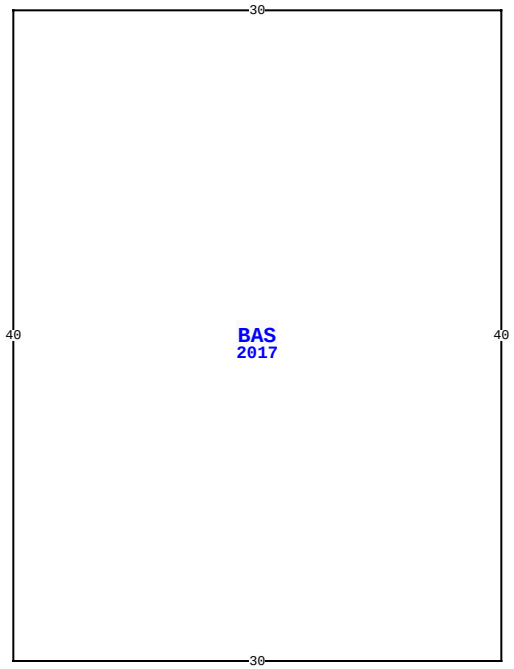
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8023.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	28,762
TOTALS	1,200		1,200	28,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	72.0800	25.23	30,276	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2018 Heated Area: 1200 HX Base Yr 2018



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GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 S40 E30 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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