

LOT 17
IN OR 1976/1382
THE TRAILS PB 6/296

STEVENS WILLIAM T & AMANDA C
55188 COUNTRY TRAIL DR
CALLAHAN, FL 32011

2023

27-2N-25-8600-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8023.00	

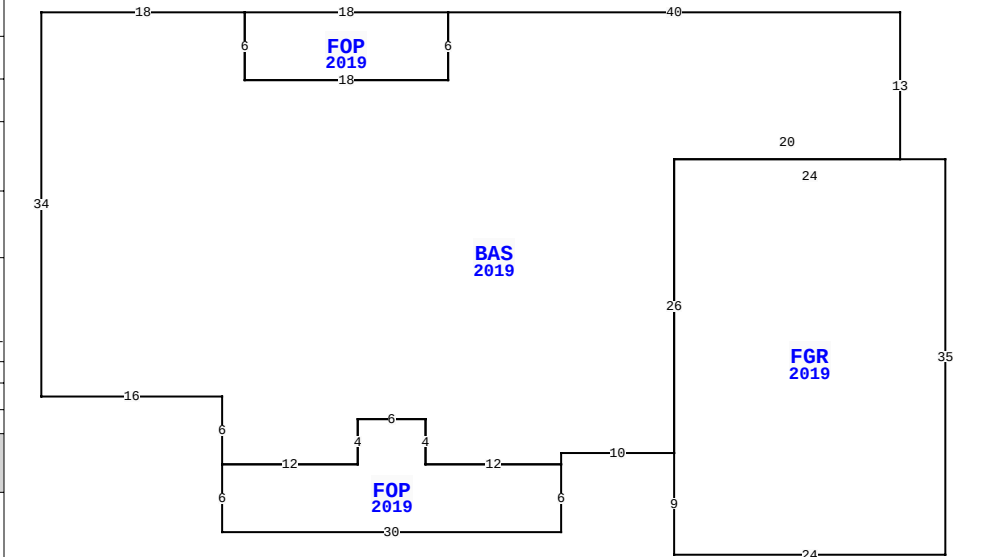
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	2,262	291,137
FGR	840	55	462	59,463
FOP	108	30	32	4,118
FOP	204	30	61	7,851

TOTALS	3,414		2,817	362,568
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	4,046.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	0	0	246.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	100	0	0	96.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,817	110.8800	131.67	370,914	2019	2019	0	0	2.25	97.75	
1 SNGL FAM - 100% - 2020 Heated Area: 2262 HX Base Yr 2020												



55188 COUNTRY TRAIL DR, CALLAHAN											
TOTAL OB/XF 25,048											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						389,670					
TOTAL MARKET OB/XF VALUE						25,048					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						464,718					
SOH/AGL Deduction						167,892					
ASSESSED VALUE						296,826					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						246,826					
TOTAL JUST VALUE						464,718					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						365,241					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009961	CO ISSUED	0	09/20/2019
18009133	GARAGE	57,360	09/07/2018
18009134	NEW CONSTR	317,612	09/07/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1976/1382	4/24/2015	WD	Q	V	01	38,500	
GRANTOR: RYDER DANNY LEE SR & GRANTEE: STEVENS WILLIAM T &							
1308/1143	4/11/2005	WD	Q	V		36,900	
GRANTOR: ADR INVESTMENTS LTD GRANTEE: RYDER DANNY LEE SR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W40 FOP=[YR=2019] W18 S6 E18 N6\$ S6 W18 N6 W18 S34 E16 S6 FOP=[YR=2019] S6 E30 N6 W12 N4 W6 S4 W12\$ E12 N4 E6 S4 E12 N1 E10 FGR=[YR=2019] S9 E24 N35 W24 S26\$ N26 E20 N13\$.									

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