

LOT 18
IN OR 1503/473
THE TRAILS PB 6/296

THOMPSON SANDRA H
55230 COUNTRY TRAIL DR
CALLAHAN, FL 32011

2023

27-2N-25-8600-0018-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6										
Exterior Wall	16	WD FR STUC 100	0900	01	2,490	114.4080	135.86	338,291	2006	2006	0	0	0	8.00	92.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2008													Heated Area: 2008									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2008									
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		4 100																							
Bathrooms		2 100																							
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	2,008	100	2,008	250,982																					
FGR	624	55	343	42,872																					
FOP	92	30	28	3,500																					
FSP	240	40	96	12,000																					
PTO	305	5	15	1,875																					
TOTALS			3,269	2,490	311,228																				
EXTRA FEATURES					55230 COUNTRY TRAIL DR, CALLAHAN																				
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	0812	CONCRETE C	0	100	0	0	3,302.00	SF	4.00	4.00	100	2006	2006	3	88	11,623									
2	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	2006	2006	3	31	446									
TOTAL OB/XF 12,069																									
LAND DESCRIPTION																									
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	LAND VALUE								
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																									

Diagram showing building layout with dimensions and area calculations.

Heated Area: 2008

Basement (BAS) 2006: 2,008 sq ft

Floor (FGR) 2006: 624 sq ft

Floor (FOP) 2006: 92 sq ft

Floor (FSP) 2006: 240 sq ft

PTO 2006: 305 sq ft

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/0473	6/04/2007	WD	Q	I		248,000

GRANTOR: CHUBA GARY P & NADINE

GRANTEE: THOMPSON SANDRA H

DATE	TYPE	Q	V	RSN	CD	SALE PRICE
1412/1018	5/16/2006	WD	Q	I		249,000

GRANTOR: L W PORTER CONSTRUCTI

GRANTEE: CHUBA GARY P & NADI

BUILDING DIMENSIONS

PTO=[YR=2006] N13 W17 N3 W9 S4 FSP=[YR=2006] W15 S12 E20 N12 W5\$ E5 S12 E21\$ BAS=[YR=2006] W56 S36 E21 FOP=[YR=2006] S7 E12 N7 W4 N2 W4 S2 W4 \$ E4 N2 E4 S2 E7 FGR=[YR=2006] S24 E26 N24 W26 \$ E20 N36\$.