LOT 19
IN OR 1182/851
ESMT OR 1420/1768

GORE JOHNNY B & CHERY C
55262 COUNTRY TRAIL DR
CALLAHAN, FL 32011-0010

2023

27-2N-25-8600-0019-0000

BUILDING CHARACTERISTICS

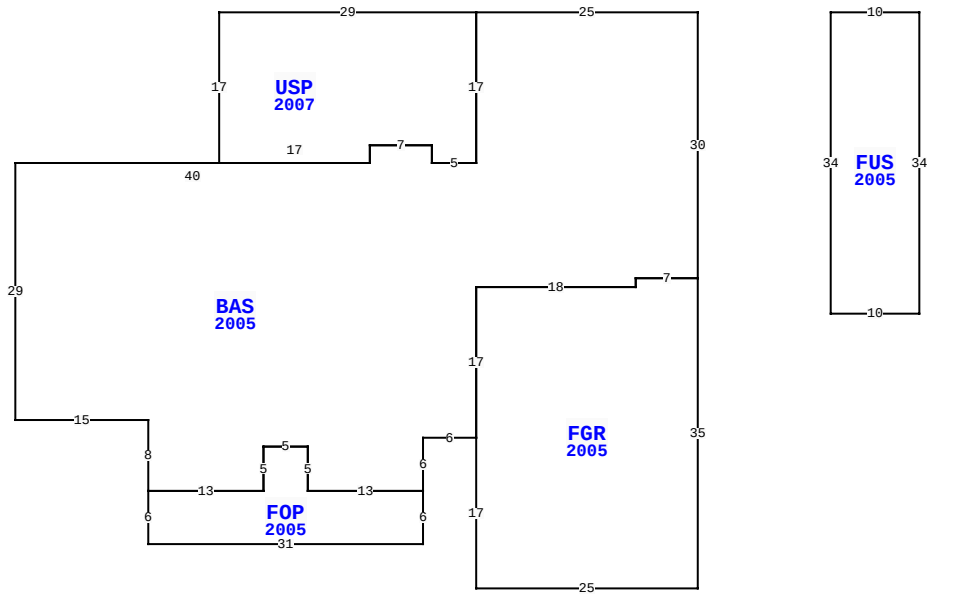
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,525	100	2,525	288,006
FGR	857	55	471	53,723
FOP	211	30	63	7,186
FUS	340	100	340	38,781
USP	479	30	144	16,425
TOTALS	4,412		3,543	404,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,543	110.0880	130.73	463,176	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2006 Heated Area: 2865 HX Base Yr 2006



55262 COUNTRY TRAIL DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		428,180
TOTAL MARKET OB/XF VALUE		57,165
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		535,345
SOH/AGL Deduction		253,944
ASSESSED VALUE		281,401
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,401
TOTAL JUST VALUE		535,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010546	REPAIR/RRF	29,000	08/11/2021
E21293	NEW CONSTR/GARAGE	1,000	10/01/2008
P13314	OTHER	0	07/01/2008
R11364	REPAIR/RRF	1,500	06/01/2008
B18262	SCRN RM	8,000	10/31/2006
B17822	SWIM POOL	41,670	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/0851	10/22/2003	WD	Q	V		29,500

GRANTOR: ADR INVESTMENTS LTD
GRANTEE: GORE JOHNNY B & CHE

EXTRA FEATURES

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	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	3,343.00	SF	4.00	4.00	100	2005	2005	3	87	11,634	
3	1127	BRICK 8"	0	100	0	0	225.00	SF	11.00	11.00	100	2005	2005	3	96	2,376	
4	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	2007	2007	3	52	17,901	
5	0845	KOOL DECK	0	100	0	0	1,025.00	SF	7.25	7.25	100	2007	2007	3	89	6,614	
6	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	100	2007	2007	3	89	2,814	
7	0475	VF 4 SBPL	0	100	0	0	138.00	LF	14.00	14.00	100	2007	2007	3	74	1,430	
8	0479	VF PICKET	0	100	0	0	60.00	LF	10.00	10.00	100	2007	2007	3	74	444	
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444	
10	0475	VF 4 SBPL	0	100	0	0	70.00	LF	14.00	14.00	100	2008	2008	3	76	745	

TOTAL OB/XF 47,552

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 USP=[YR=2007] W29 S17 E17 N2 E7 S2 E5 N17$ S17 W5 N2 W7 S2 W40 S29 E15 S8 FOP=[YR=2005] S6 E31 N6 W13 N5 W5 S5 W13$ E13 N5 E5 S5 E13 N6 E6 FGR=[YR=2005] S17 E25 N35 W7 S1 W18 S17$ N17 E18 N1 E7 N30$ PTR= E15 FUS=[YR=2005] E10 S34 W10 N34$ W15$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

LOT 19
IN OR 1182/851
ESMT OR 1420/1768

GORE JOHNNY B & CHERY C
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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

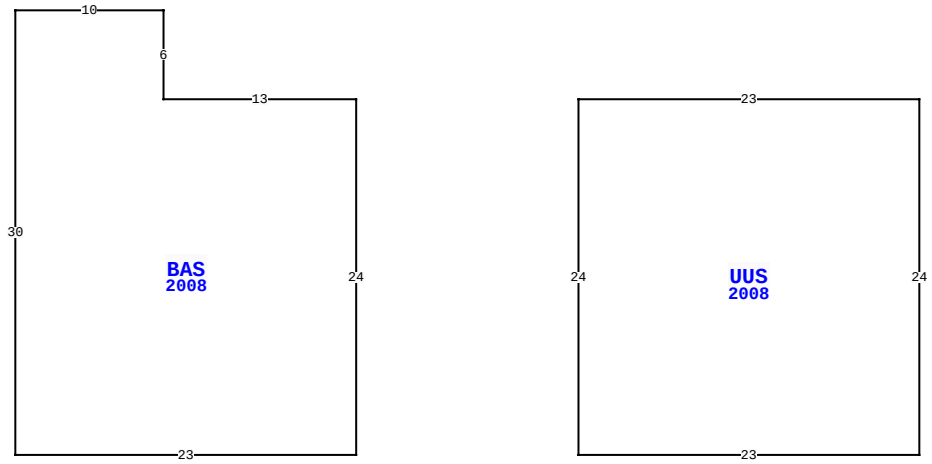
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8023.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100	612	16,580
UUS	552	50	276	7,478
TOTALS	1,164		888	24,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	888	94.3920	33.04	29,340	2008	2008	0	0	0	18.00	82.00

2 GARAGE RES – 100% - 2006 Heated Area: 612 HX Base Yr 2006



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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE		231,401
TOTAL JUST VALUE		535,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09144	OTHER	0	03/01/2005
B14583	NEW CONSTR	207,059	02/01/2005
E14425	ELEC OTHER	0	02/01/2005
R07245	REPAIR/RRF	3,200	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/0851	10/22/2003	WD	Q	V		29,500

GRANTOR: ADR INVESTMENTS LTD
GRANTEE: GORE JOHNNY B & CHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 N6 W10 S30 E23 N24 $ PTR=E15 UUS=[YR=2008] E23 S24 W23 N24$ W15$.

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
11	0479	VF PICKET	0	100	0	0	30.00	LF	10.00	10.00	100	2008	2008	3	76	228	
12	0811	CONCRETE B	0	100	0	0	1,407.00	SF	5.20	5.20	100	2008	2008	3	90	6,585	
13	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	56	2,800	

LAND DESCRIPTION

TOTAL OB/XF 9,613

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

REVIEW DATE 01/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS