

LOT 23
IN OR 1514/339
THE TRAILS PB 6/296

WAYBRIGHT MARK D & LAURA M
55177 COUNTRY TRAIL DR
CALLAHAN, FL 32011-6030

2023

27-2N-25-8600-0023-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 0 100
Occupancy	00 NONE 100

Quality	02	Quality Level 02	
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	3,294	100	3,294	319,723
FGR	936	55	515	49,987
FOP	61	30	18	1,748
FOP	451	30	135	13,103
FST	70	55	38	3,689
FUS	708	100	708	68,720

TOTALS	5,520	4,708	456,969
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,408.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 06/29/2021 BY KBA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	4,708	87.4190	103.81	488,737	2009	2009	0	0
1 SNGL FAM - 100% - 2011									
Heated Area: 4002									
HX Base Yr 2011									

55177 COUNTRY TRAIL DR, CALLAHAN	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					456,969				
TOTAL MARKET OB/XF VALUE					6,882				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					513,851				
SOH/AGL Deduction					227,560				
ASSESSED VALUE					286,291				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					236,291				
TOTAL JUST VALUE					513,851				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					401,678				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306821	ROOF	42,000	05/23/2023
C21364	CO ISSUED	0	02/12/2009
B21364	NEW CONSTR	319,704	04/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1514/0339	7/23/2007	WD	Q	V		59,000	
GRANTOR: MIDDLETON ROBERT W							
GRANTEE: WAYBRIGHT MARK D &							
1305/0282	3/29/2005	WD	U	V	09	145,600	
GRANTOR: ADR INVESTMENTS LTD							
GRANTEE: MIDDLETON ROBERT W							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2009] W37 FOP=[YR=2009] W37 S9 E15 D6 R6 S3 E9 N4 U3 R3 E4 N11\$ S11 W4 D3 L3 S4 W9 N3 L6 U6 W15 S46 R3 D3 E5 R3 U3 N5 E12 FOP=[YR=2009] S2 E13 N2 W3 N5 W7 S5 W3\$ E3 N5 E7 S5 E14 FGR=[YR=2009] S18 E1 S20 E26 N33 FST=[YR=2009] N5 W14 S5 E14\$ W14 N5 W13\$ E27 N50\$ PTR=E20 FUS=[YR=2009] E10 N13 E12 R8 D8 S25 W20 N12 W10 N8\$ W20\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 08/02/2023 BY SYS