LOT 26
IN OR 2017/324
THE TRAILS PB 6/296

LEE CHARLES D SR & MARJORIE A
55105 COUNTRY TRAIL DR
CALLAHAN, FL 32011

2023

27-2N-25-8600-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

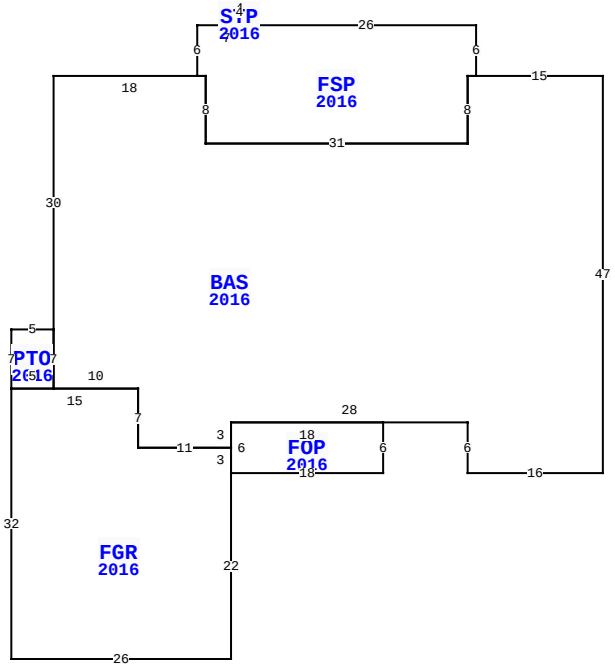
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,506	100	2,506	249,422
FGR	755	55	415	41,305
FOP	108	30	32	3,185
FSP	446	40	178	17,716
PTO	35	5	2	199
STP	8	10	1	99
TOTALS	3,858		3,134	311,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,134	87.7680	104.22	326,625	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 2506 HX Base Yr 2017



55105 COUNTRY TRAIL DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		330,444
TOTAL MARKET OB/XF VALUE		12,437
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		392,881
SOH/AGL Deduction		157,801
ASSESSED VALUE		235,080
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,080
TOTAL JUST VALUE		392,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632032	CO ISSUED	0	11/16/2016
B1633351	GARAGE	34,811	11/01/2016
B1632032	NEW CONSTR	323,293	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2017/0324	11/25/2015	WD	Q	V	01	40,000
GRANTOR: ALEXANDER ROGER B						
GRANTEE: LEE CHARLES D SR &						
1558/0761	3/31/2008	WD	Q	V		54,900
GRANTOR: MIDDLETON ROBERT W						
GRANTEE: ALEXANDER ROGER B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FSP=[YR=2016] N6 W26 STP=[YR=2016] N2 W4 S2 E4$ W7 S6 E1 S8 E31 N8 E1$ W1 S8 W31 N8 W18 S30 PTO=[YR=2016] W5 S7 FGR=[YR=2016] S32 E26 N22 FOP=[YR=2016] E18 N6 W18 S6$ N3 W11 N7 W15$ E5 N7$ S7 E10 S7 E11 N3 E28 S6 E16 N47$.

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	0811	CONCRETE B	0	100	0	0	1,189.00	SF	5.20	5.20	100	2016	2016	3	97	5,997	
2	0810	CONCRETE A	0	100	0	0	752.00	SF	6.50	6.50	100	2016	2016	3	97	4,741	
3	0810	CONCRETE A	0	100	0	0	264.00	SF	6.50	6.50	100	2020	2020	3	99	1,699	

LAND DESCRIPTION

TOTAL OB/XF 12,437

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	000100	C	SFR	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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

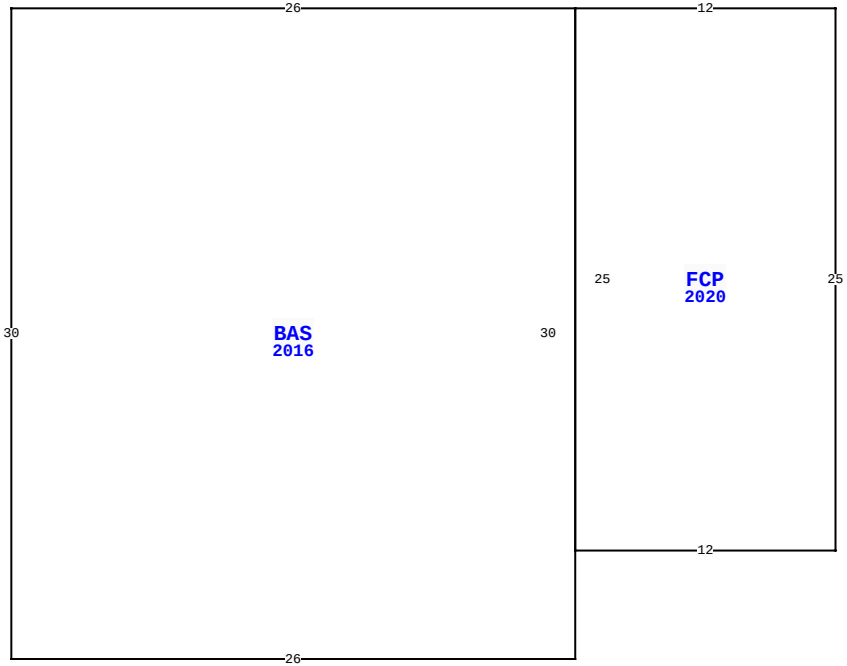
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8023.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	16,893
FCP	300	25	75	1,624
TOTALS	1,080		855	18,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	855	65.8260	23.04	19,699	2016	2016	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2017 Heated Area: 780 HX Base Yr 2017



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1558/0761	3/31/2008	WD	Q	V		54,900
GRANTOR: MIDDLETON ROBERT W						
GRANTEE: ALEXANDER ROGER B						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2020] W12BAS=[YR=2016] W26 S30 E26 N30$ S25 E12 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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