LOT 27
IN OR 1452/1670
THE TRAILS PB 6/296

EPPS JANICE R
55089 COUNTRY TRAIL DRIVE
CALLAHAN, FL 32011

2023

27-2N-25-8600-0027-0000

BUILDING CHARACTERISTICS

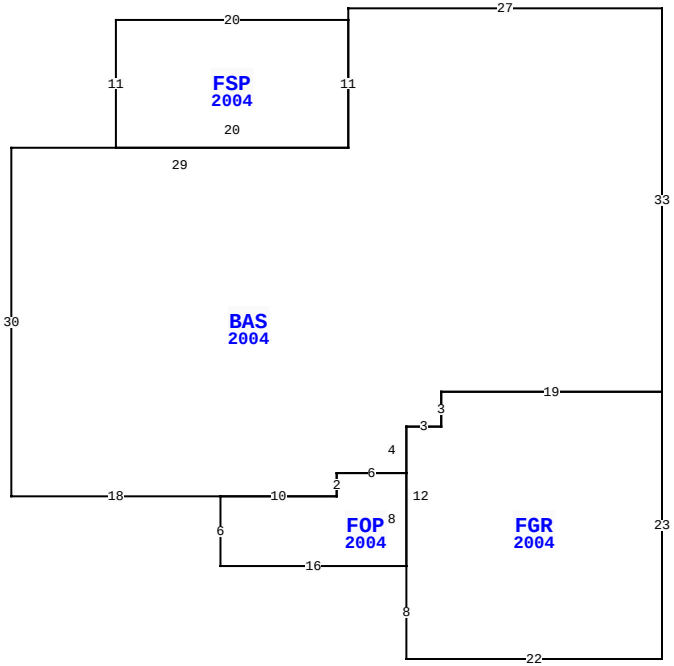
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,803	100	1,803	183,155
FGR	497	55	273	27,732
FOP	108	30	32	3,251
FSP	220	40	88	8,940
TOTALS	2,628		2,196	223,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,196	93.4920	111.02	243,800	2004	2004	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2005 Heated Area: 1803 HX Base Yr 2005



55089 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		223,077
TOTAL MARKET OB/XF VALUE		5,494
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		278,571
SOH/AGL Deduction		120,428
ASSESSED VALUE		158,143
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,143
TOTAL JUST VALUE		278,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R6054	REPAIR/RRF	1,800	04/01/2004
B12658	NEW CONSTR	137,181	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1670	10/17/2006	QC	U	I	01	100
GRANTOR: EPPS JESSE F & JANICE						
GRANTEE: EPPS JANICE R						
1310/1131	4/19/2005	WD	U	I	07	100
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: EPPS JESSE F & JANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 S1 FSP=[YR=2004] W20 S11 E20 N11$ S11 W29 S30 E18 FOP=[YR=2004] S6 E16 FGR=[YR=2004] S8 E22 N23 W19 S3 W3 S12$ N8 W6 S2 W10$ E10 N2 E6 N4 E3 N3 E19 N33$.

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	0812	CONCRETE C	0	100	0	0	1,018.00	SF	4.00	4.00	100	2004	2004	3	86	3,502	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	2005	2005	3	27	1,042	
3	0681	POLE SHED	0	100	9	16	144.00	SF	15.00	15.00	100	2005	2005	3	44	950	

LAND DESCRIPTION

TOTAL OB/XF 5,494

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