LOT 28
THE TRAILS PB 6/296

GIVEN DUKE EARL & ELIZABETH
55075 COUNTRY TRAIL DRIVE
CALLAHAN, FL 32011

2023

27-2N-25-8600-0028-0000

BUILDING CHARACTERISTICS

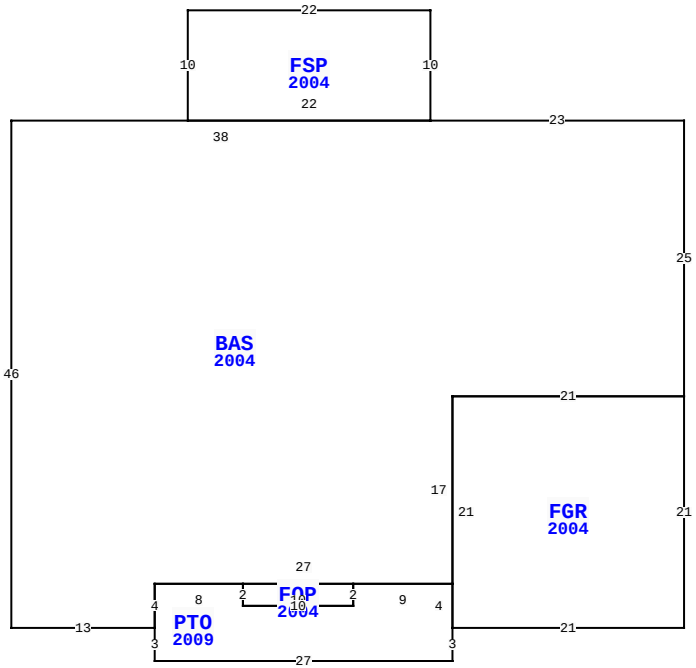
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,257	100	2,257	235,155
FGR	441	55	243	25,318
FOP	20	30	6	625
FSP	220	40	88	9,169
PTO	169	5	8	834
TOTALS	3,107		2,602	271,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,602	101.4336	120.45	313,411	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2022 Heated Area: 2257 HX Base Yr 2022



55075 COUNTRY TRAIL DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		271,101
TOTAL MARKET OB/XF VALUE		56,315
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		377,416
SOH/AGL Deduction		76,894
ASSESSED VALUE		300,522
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,522
TOTAL JUST VALUE		377,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23700	REPAIR/RRF	5,210	06/01/2010
B23336	ADDITION	10,907	03/01/2010
B12169	NEW CONSTR	160,160	01/01/2004
R5746	REPAIR/RRF	1,900	01/01/2004
W101	XFOB	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/1322	9/24/2021	WD	Q	I	01	425,000
GRANTOR: TECHLIN STEVEN & SAIR						
GRANTEE: GIVEN DUKE EARL & E						
2378/0743	7/10/2020	WD	Q	I	01	335,000
GRANTOR: ADKINS CURTIS & JENNY						
GRANTEE: TECHLIN STEVEN & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 FSP=[YR=2004] N10 W22 S10 E22$ W38 S46 E13 PTO=[YR=2009] S3 E27 N3 FGR=[YR=2004] E21 N21 W21 S21$ N4 W9 FOP=[YR=2004] W10S2 E10 N2$ S2 W10 N2 W8 S4$ N4E27 N17 E21 N25$.

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	1,101.00	SF	4.00	4.00	100	2004	2004	3	86	3,787	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	2010	2010	3	50	2,808	
3	0855	CONC PAVER	0	100	0	0	1,568.00	SF	7.00	7.00	100	2011	2011	3	93	10,208	
4	0845	KOOL DECK	0	100	0	0	704.00	SF	7.25	7.25	100	2010	2010	3	92	4,696	
5	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2010	2010	3	64	21,760	
6	0462	ST/AL FNC	0	100	0	0	2,040.00	SF	10.00	10.00	100	2010	2010	3	64	13,056	

LAND DESCRIPTION

TOTAL OB/XF 56,315

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 02/10/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS