

LOT 29
IN OR 1261/808
THE TRAILS PB 6/296

WILEY GARY M & SALLY F
55057 COUNTRY TRAIL DRIVE
CALLAHAN, FL 32011

2023

27-2N-25-8600-0029-0000



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	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	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	

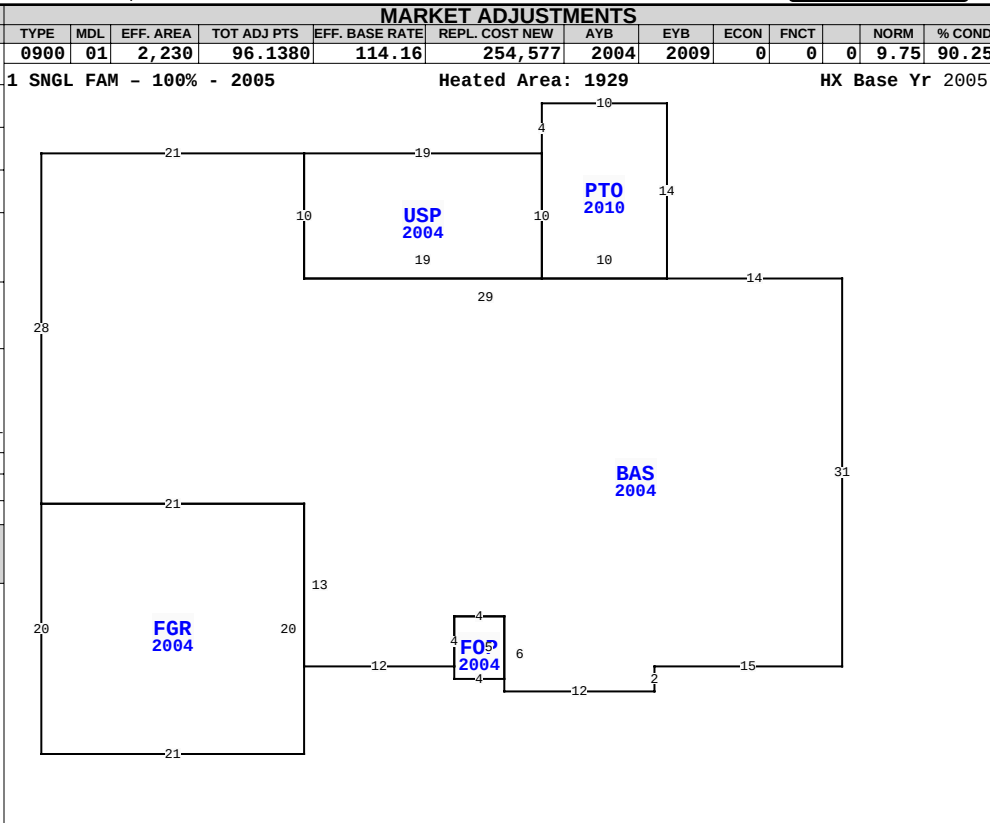
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,929	100	1,929	198,744
FGR	420	55	231	23,800
FOP	20	30	6	618
PTO	140	5	7	721
USP	190	30	57	5,873

TOTALS	2,699		2,230	229,756
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,076.00	SF	4.00	
3	0510	GARAGE WD-	0 100	24	12	288.00	SF	28.00	

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

REVIEW DATE	07/20/2021	BY	KB
-------------	------------	----	----



55057 COUNTRY TRAIL DR, CALLAHAN

TOTAL OB/XF														10,042
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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89
2	0812	CONCRETE C	0 100	0	0	1,076.00	SF	4.00	4.00	100	2004	2004	3	86
3	0510	GARAGE WD-	0 100	24	12	288.00	SF	28.00	28.00	100	2004	2004	3	40

TOTAL OB/XF														10,042
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
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	1.00	1.00	1.00	50,000.00

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				229,756	
TOTAL MARKET OB/XF VALUE				10,042	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				289,798	
SOH/AGL Deduction				132,330	
ASSESSED VALUE				157,468	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				107,468	
TOTAL JUST VALUE				289,798	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				230,017	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000895	REPAIR/RRF	0	01/26/2021
M1217755	H/AC	0	11/01/2012
B12170	NEW CONSTR	136,722	01/01/2004
R5748	REPAIR/RRF	1,500	01/01/2004
W201	NEW CONSTR	0	11/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1261/0808	9/23/2004	WD	Q	I	
GRANTOR: KENNETH GREENE CONTRA					SALE PRICE
GRANTEE: WILEY GARY M & SALL					176,000
1154/0866	7/17/2003	WD	U	V	19
GRANTOR: ADR INVESTMENTS LTD					300,000
GRANTEE: KENNETH L GREENE CO					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2004] W14 PTO=[YR=2010] N14 W10 S4 USP=[YR=2004] W19 S10 E19 N10\$S10 E10\$ W29 N10 W21 S28 FGR=[YR=2004] S20 E21 N20 W21\$ E21 S13 E12 FOP=[YR=2004] S1 E4 N5 W4 S4\$ N4 E4 S6 E12 N2 E15 N31\$.									

PRINTED 08/02/2023 BY SYS