

LOT 31
IN OR 1995/63
THE TRAILS PB 6/296

RUIZ MARIA & MIGUEL Z
55091 PEACEFUL TRAIL DR
CALLAHAN, FL 32011

2023

27-2N-25-8600-0031-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6										
Exterior Wall	17	CB STUCCO 100	0900	01	2,034	98.1000	116.49	236,941	2003	2003	0	0	9.50	90.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2004													Heated Area: 1579									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2004									
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		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	1,579	100	1,579	166,464																					
FEP	200	80	160	16,867																					
FGR	483	55	266	28,042																					
FOP	80	30	24	2,530																					
PTO	100	5	5	527																					
TOTALS			2,442	2,034			214,432																		
EXTRA FEATURES			55091 PEACEFUL TRAIL DR, CALLAHAN																						
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									
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760										
2	0812	CONCRETE C	0 100	0	0	1,637.00	SF	4.00	4.00	100	2003	2003	3	84	5,500										
3	0510	GARAGE WD-	0 100	20	18	360.00	SF	25.90	25.90	100	2005	2005	3	44	4,103										
4	0476	VF 6 SBPL	0 100	0	0	36.00	LF	32.00	32.00	100	2014	2014	3	89	1,025										
5	0351	CARPORT MT	0 100	0	0	360.00	SF	10.00	10.00	100	2014	2014	3	70	2,520										
6	0861	POOL GUNIT	0 100	0	0	420.00	SF	85.00	85.00	100	2016	2016	3	84	29,988										
7	0855	CONC PAVER	0 100	0	0	883.00	SF	10.00	10.00	100	2016	2016	3	97	8,565										
8	0476	VF 6 SBPL	0 100	0	0	174.00	LF	32.00	32.00	100	2016	2016	3	92	5,123										
9	0462	ST/AL FNC	0 100	0	0	240.00	SF	10.00	10.00	100	2016	2016	3	84	2,016										
TOTAL OB/XF 60,600																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																									