LOT 1
TRAILS PHASE 2 PB 7/47

TORRES HENRY G & VIVIAN C
55317 COUNTRY TRAIL DR
CALLAHAN, FL 32011

2023

27-2N-25-8602-0001-0000

BUILDING CHARACTERISTICS

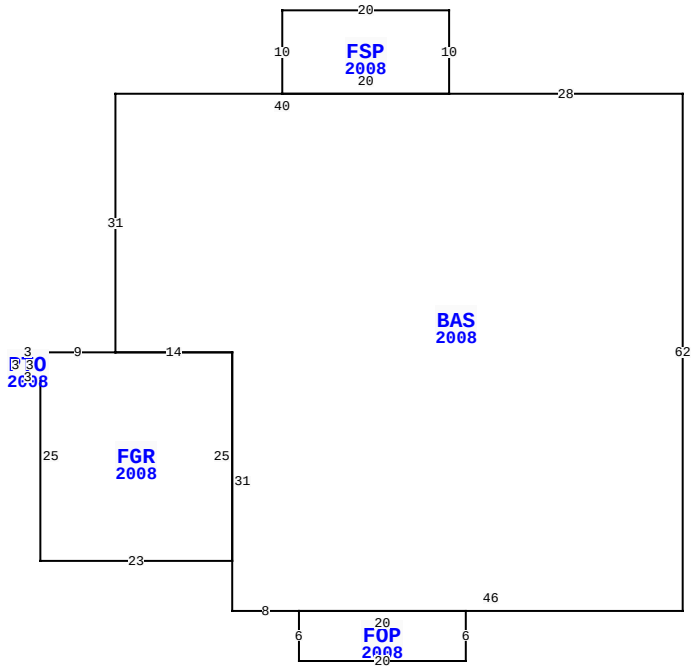
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	3,782	100	3,782	435,299
FGR	575	55	316	36,371
FOP	120	30	36	4,143
FSP	200	40	80	9,207
PTO	9	5	0	0
TOTALS	4,686		4,214	485,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,214	104.7816	124.43	524,348	2008	2012	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2022 Heated Area: 3782 HX Base Yr



55317 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		485,022
TOTAL MARKET OB/XF VALUE		8,113
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		548,135
SOH/AGL Deduction		0
ASSESSED VALUE		548,135
TOTAL EXEMPTION VALUE	13	548,135
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		548,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13699	3 TON UNITS	0	03/01/2008
C21107	CO ISSUED	0	02/01/2008
R11045	REPAIR/RRF	6,500	02/01/2008
P13060	OTHER	0	02/01/2008
B21107	NEW CONSTR	298,188	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2486/1311	8/10/2021	WD	Q	I	01	499,000
GRANTOR: ALSHAR AMAR & RABEEH						
GRANTEE: TORRES HENRY G & VI						
2299/1644	7/25/2019	WD	Q	I	01	405,000
GRANTOR: MILEY BENJAMIN T & BE						
GRANTEE: ALSHAR AMAR & RABEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W28 FSP=[YR=2008] N10 W20 S10 E20$ W40 S31 FGR=[YR=2008] W9 PTO=[YR=2008] W3 S3 E3 N3$ S25 E23 N25 W14$ E14 S31 E8 FOP=[YR=2008] S6 E20 N6 W20$ E46 N62$.

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	2,135.00	SF	4.00	4.00	100	2013	2013	3	95	8,113	

LAND DESCRIPTION

TOTAL OB/XF 8,113

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	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 05/06/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS