

LOT 2
ESMT OR 1420/1773
TRAILS PHASE 2 PB 7/47

BURDEN GARY L & ANGELA I
55290 COUNTRY TRAIL DR
CALLAHAN, FL 32011

2023

27-2N-25-8602-0002-0000



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 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

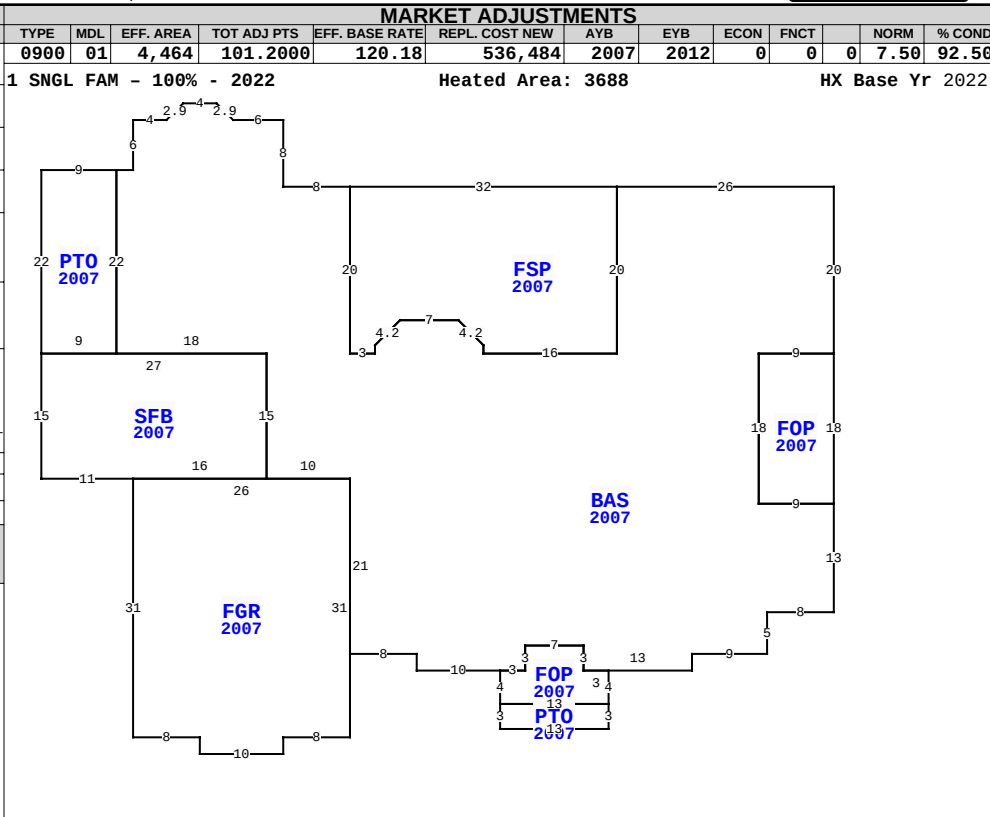
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,364	100	3,364	373,965
FGR	826	55	454	50,470
FOP	73	30	22	2,446
FOP	162	30	49	5,447
FSP	597	40	239	26,569
PTO	39	5	2	222
PTO	198	5	10	1,112
SFB	405	80	324	36,018

TOTALS	5,664		4,464	496,248
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0861	POOL GUNIT	0 100	0	0	250.00	SF	85.00	85.00
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
5	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00
6	0812	CONCRETE C	0 100	0	0	2,347.00	SF	4.00	4.00
7	0855	CONC PAVER	0 100	0	0	590.00	SF	10.00	10.00
8	0911	SCRN RM A	0 100	0	0	840.00	SF	17.50	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100	0006	OR	0.00	0.00	1.00



BLD DATE	09/19/2007	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
38,391									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		496,248	
TOTAL MARKET OB/XF VALUE		38,391	
TOTAL LAND VALUE - MARKET		66,000	
TOTAL MARKET VALUE		600,639	
SOH/AGL Deduction		108,538	
ASSESSED VALUE		492,101	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		442,101	
TOTAL JUST VALUE		600,639	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		505,769	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007512	REPAIR/RRF	30,000	11/01/2017
E24684	ELEC OTHER	0	02/01/2012
P13820	OTHER	4,395	06/01/2009
B19687	ADDITION	10,000	03/01/2007
B18696	SWIM POOL	30,000	10/01/2006
M12036	MECH OTHER	0	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2499/1911	9/20/2021	WD Q	Q	I	02
GRANTOR: HUTCHENS ROBERT E & A					
GRANTEE: BURDEN GARY L & ANG					
2071/0250	9/02/2016	WD Q	Q	I	01
GRANTOR: OVERSTREET KENNETH B					
GRANTEE: HUTCHENS ROBERT E &					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2007] W26 FSP=[YR=2007] W32 S20 E3 N1 U3 R3 E7 D3 R3 S1 E16 N20\$ S20 W16 N1 U3 L3 W7 D3 L3 S1 W3 N20 W8 N8 W6 U2 L2 W4 D2 L2 W4 S6 W2 PTO=[YR=2007] W9 S22 SFB=[YR=2007] S15 E11 FGR=[YR=2007] S31 E8 S2 E10 N2 E8 N31 W26\$ E16 N15 W27\$ E9 N22\$ S22 E18 S15 E10 S21 E8 S2 E10 FOP=[YR=2007] S4 PTO=[YR=2007] S3 E13 N3 W13\$ E13 N4 W3 N3 W7 S3 W3\$ E3 N3 E7 S3 E13 N2 E9 N5 E8 N13 FOP=[YR=2007] N18 W9 S18 E9\$ W9 N18 E9 N20\$.									