PT SW1/4 OF SEC 27-3N-25E &
PT OF SE1/4 OF SEC 28-3N-25E
IN OR 2102/1240

PHILLIPS DOUGLAS K & SUE-ANN
55060 COUNTREE LIFE WAY
CALLAHAN, FL 32011

2023

27-3N-25-0000-0003-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

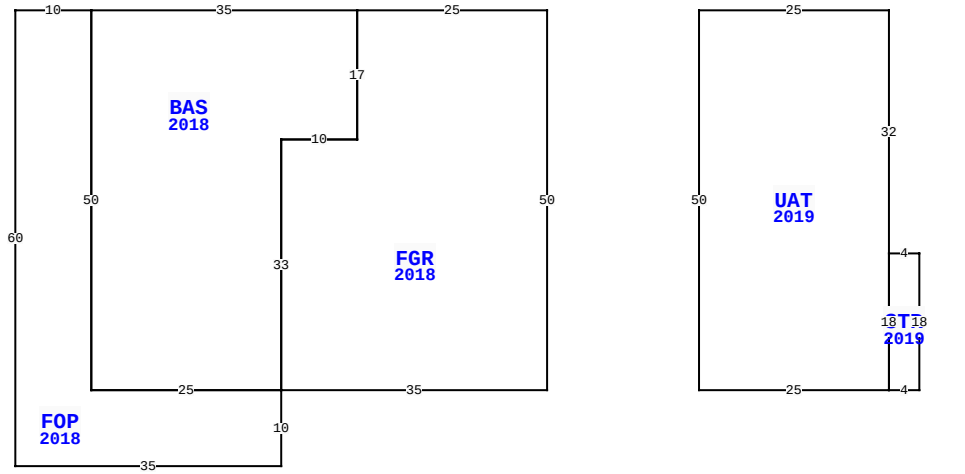
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1,420	150,210
FGR	1,580	55	869	91,924
FOP	850	30	255	26,975
STR	72	10	7	741
UAT	1,250	10	125	13,223
TOTALS	5,172		2,676	283,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,676	90.8928	107.94	288,847	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 1420 HX Base Yr 2019



55060 COUNTREE LIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,070
TOTAL MARKET OB/XF VALUE		51,524
TOTAL LAND VALUE - MARKET		165,040
TOTAL MARKET VALUE		499,634
SOH/AGL Deduction		130,046
ASSESSED VALUE		369,588
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		319,588
TOTAL JUST VALUE		499,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,358

(20X50) 1000 SQFT CARPORT/ LEAN TO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2306232	CARPORT	33,240	05/12/2023
2003448	SWIM POOL	30,000	04/22/2020
17005470	CO ISSUED	0	03/14/2018
17005470	NEW CONSTR	404,432	09/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/1240	2/11/2017	WD	U	V	11	100

GRANTOR: WILLIAMS JOHNNY C & K
GRANTEE: PHILLIPS DOUGLAS K

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W25 BAS=[YR=2018] W35 FOP=[YR=2018] W10 S60 E35 N10 W25 N50$ S50 E25 N33 E10 N17$ S17 W10 S33 E35 N50$ PTR=E20 UAT=[YR=2019] E25 S32 STR=[YR=2019] E4 S18 W4 N18$ S18 W25 N50$ W20$.

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	0811	CONCRETE B	0	100	0	0	1,896.00	SF	5.20	5.20	100	2018	2018	3	98	9,662	
2	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2020	2020	3	95	31,654	
3	0855	CONC PAVER	0	100	0	0	862.00	SF	10.00	10.00	100	2020	2020	3	99	8,534	
4	1242	WD DECK A	0	100	10	18	180.00	SF	10.00	10.00	100	2020	2020	3	93	1,674	

LAND DESCRIPTION

TOTAL OB/XF 51,524

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	000115	C	SFR ACRES	100			0.00	0.00	10.32	AC		1.00	1.00	1.00	16,000.00	16,000.00	165,040							

REVIEW DATE 09/21/2021 BY KBA Total Acres: 10.32 Total Land Value: 165,040 Market: 0 Agricultural: 0 Common: 165,040 PRINTED 08/02/2023 BY SYS