

IN OR 964/692 49611252J
ESMT OR 865/826

OWENS SARAH ANN & LARRY K JR
55108 COUNTRY TRAIL
CALLAHAN, FL 32011

2023

46-2N-25-0000-0003-0050



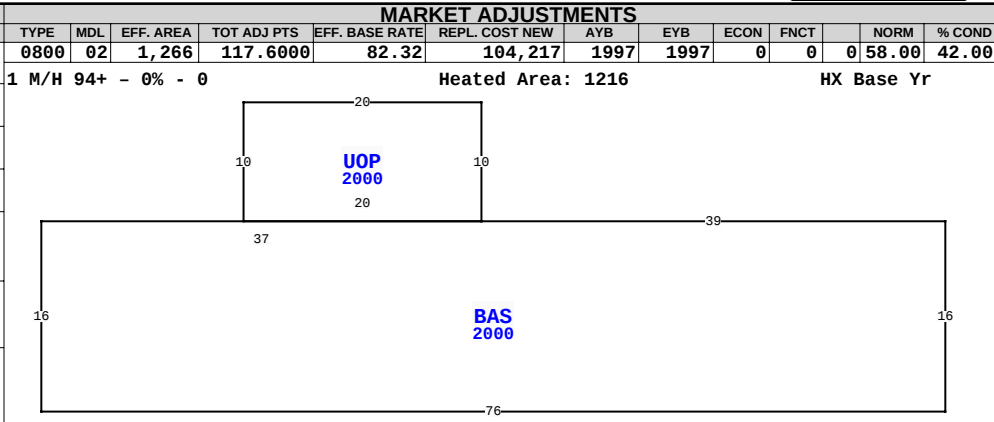
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	42,042
UOP	200	25	50	1,729
TOTALS	1,416		1,266	43,771

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	12	12	144.00	SF	10.00		
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	13.20		
3	1242	WD DECK A	0	0	8	6	48.00	SF	10.00		
4	0681	POLE SHED	0	0	30	12	360.00	SF	15.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	19.00	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	19.00	AC	



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

55009 FAMILY CT, CALLAHAN

TOTAL OB/XF											
2,539											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	43,771		
TOTAL MARKET OB/XF VALUE	2,539		
TOTAL LAND VALUE - MARKET	301,000		
TOTAL MARKET VALUE	89,100		
SOH/AGL Deduction	14,279		
ASSESSED VALUE	74,821		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	74,821		
TOTAL JUST VALUE	347,310		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	68,699		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B97	MH MOVE-ON	0	06/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0964/0692	12/29/2000	WD	U	V	01
GRANTOR: CARTER LAURA SOVA & J					
GRANTEE: OWENS SARAH ANN CAR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2000] W39 UOP=[YR=2000] N10 W20 S10 E20 \$ W37 S16 E76 N16 \$.					