IN OR 2221/1580
ESMT IN OR 693/1274
ESMT PT OR 1694/1500

MYERS DONALD & TAMMY
55058 SCHOLL TRAIL
CALLAHAN, FL 32011

2024

15-2N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

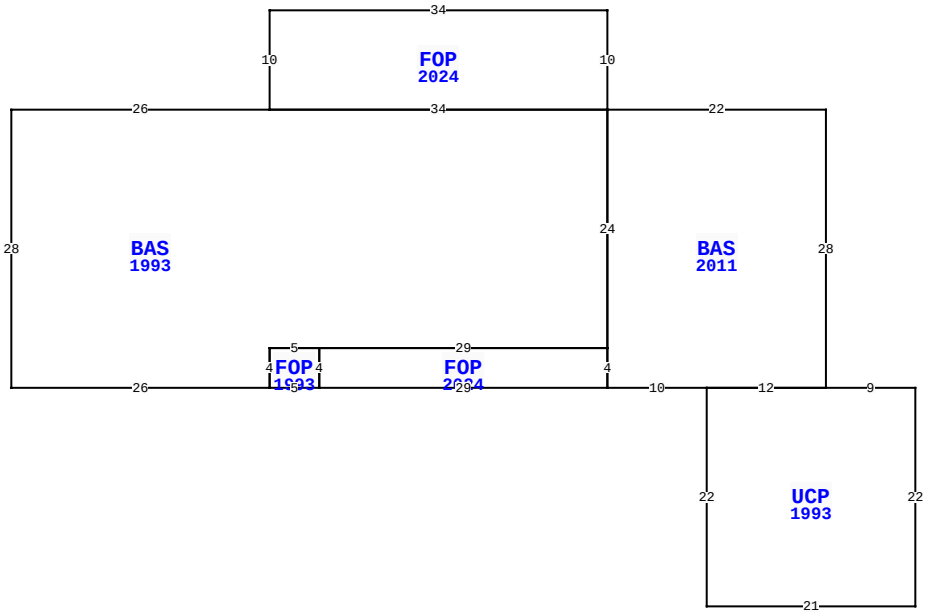
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	162,776
BAS	616	100	616	64,942
FOP	20	30	6	633
FOP	116	30	35	3,690
FOP	340	30	102	10,754
UCP	462	20	92	9,699
TOTALS	3,098		2,395	252,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,395	110.2500	137.81	330,055	1964	1995	0	0	0	23.50	76.50

1 SNGL FAM – 100% - 2020 Heated Area: 2160 HX Base Yr 2020



55058 SCHOLL TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		280,509
TOTAL MARKET OB/XF VALUE		14,312
TOTAL LAND VALUE - MARKET		60,480
TOTAL MARKET VALUE		355,301
SOH/AGL Deduction		83,837
ASSESSED VALUE		271,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,464
TOTAL JUST VALUE		355,301
NCON VALUE		13,389
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000690	GARAGE	57,360	02/01/2019
17007899	REPAIR/RRF	6,000	12/01/2017
93291	MH MOVE-ON	14,900	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/1580	8/27/2018	WD	Q	I	01	249,900
GRANTOR: KIDD SHANNON LEE						
GRANTEE: MYERS DONALD & TAMM						
2084/0522	11/16/2016	QC	U	I	11	100
GRANTOR: KIDD SHANNON L & KARI						
GRANTEE: KIDD SHANNON LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-22,0] W34 W26 S28 E26 N4 E5 E29 N24 $
BAS=[YR=2011;ORIG=0,0] W22 S24 S4 E10 E12 N28 $
UCP=[YR=1993;ORIG=-12,28] S22 E21 N22 W9 W12 $
FOP=[YR=2024;ORIG=-51,24] E29 S4 W29 N4 $
FOP=[YR=1993;ORIG=-56,28] E5 N4 W5 S4 $
FOP=[YR=2024;ORIG=-22,0] W34 N10 E34 S10 $
.

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	0861	POOL GUNIT	0	100	37	16	592.00	SF	85.00	85.00	100	1970	1970	3	20	10,064	
2	0845	KOOL DECK	0	100	3	116	348.00	SF	7.25	7.25	100	1990	1990	3	59.5	1,501	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	1,260	
4	0810	CONCRETE A	0	100	0	0	303.00	SF	6.50	6.50	100	1980	1980	3	32.5	640	
7	0810	CONCRETE A	0	100	0	0	219.00	SF	6.50	6.50	100	1990	1990	3	59.5	847	

LAND DESCRIPTION

TOTAL OB/XF 14,312

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		OR	0.00	0.00	3.36	AC		1.00	1.00	1.00	18,000.00	18,000.00	60,480							

REVIEW DATE 02/15/2024 BY KWA Total Acres: 3.36 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 08/06/2024 BY SYS

IN OR 2221/1580
ESMT IN OR 693/1274
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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

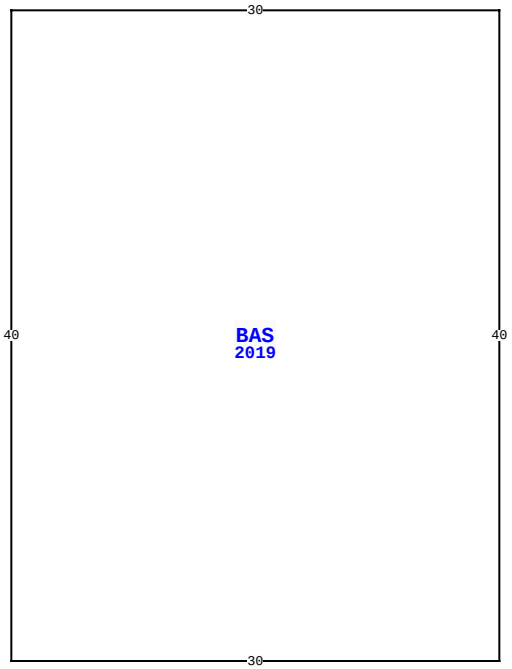
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	28,017
TOTALS	1,200		1,200	28,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	69.4830	24.32	29,184	2019	2019	0	0	0	4.00	96.00

4 GARAGE RES – 100% - 2020 Heated Area: 1200 HX Base Yr 2020



55058 SCHOLL TRL, CALLAHAN

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2084/0522	11/16/2016	QC	U	I	11	100
GRANTOR: KIDD SHANNON L & KARI						
GRANTEE: KIDD SHANNON LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S40 E30 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/15/2024 BY KWA Total Acres: 3.36 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 08/06/2024 BY SYS