

LOT 1
IN OR 2039/152
THE TRAILS PB 6/296

HILL ALISON
55086 PEACFUL TRAIL DRIVE
CALLAHAN, FL 32011

2024

27-2N-25-8600-0001-0000



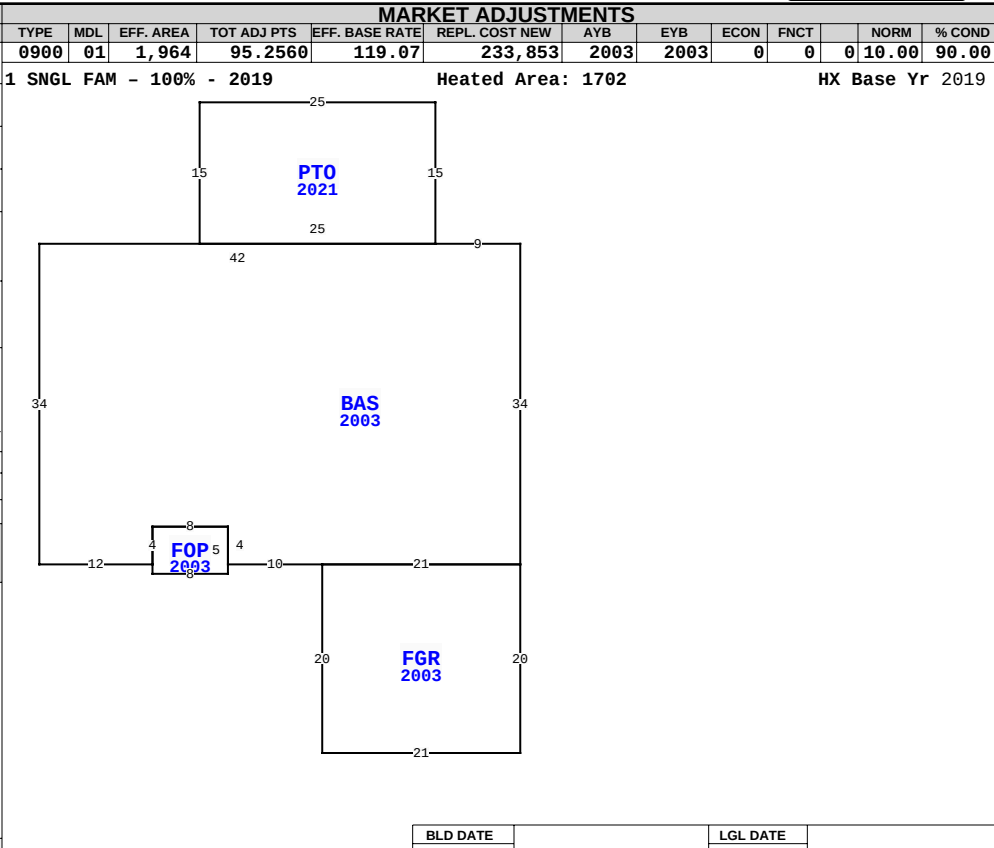
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,702	100	1,702	182,391
FGR	420	55	231	24,755
FOP	40	30	12	1,286
PTO	375	5	19	2,036
TOTALS	2,537		1,964	210,468

TOTALS		2,937	1,964		210,468		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
2	0812	CONCRETE C	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000



55086 PEACEFUL TRAIL DR, CALLAHAN

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

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 6												Tax Dist:	
BUILDING MARKET VALUE												210,468	
TOTAL MARKET OB/XF VALUE												8,480	
TOTAL LAND VALUE - MARKET												50,000	
TOTAL MARKET VALUE												268,948	
SOH/AGL Deduction												84,747	
ASSESSED VALUE												184,201	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												134,201	
TOTAL JUST VALUE												268,948	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												259,643	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6533	H/AC	0	11/01/2002
P6000	NEW CONSTR	0	10/01/2002
E10236	NEW CONSTR	2,000	10/01/2002
B10165	NEW CONSTR	115,932	10/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2039/0152	3/04/2016	WD	Q	I	01	149,000	
GRANTOR: STILES BRIAN S & JAMI							
GRANTEE: HILL ALISON							
1716/0776	12/20/2010	WD	U	I	11	124,900	
GRANTOR: SUNTRUST BANK							
GRANTEE: STILES BRIAN S & JA							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W9 PTO=[YR=2021] N15 W25 S15 E25\$ W42 S34 E12 FOP=[YR=2003] S1E8 N5 W8 S4\$ N4 E8 S4 E10 FGR=[YR=2003] S20 E21 N20 W21\$ E21 N34\$.									