LOT 2
IN OR 2030/333
THE TRAILS PB 6/296

PORTER JOHN C
55112 PEACEFUL TRAIL DR
CALLAHAN, FL 32011

**2024**

**27-2N-25-8600-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

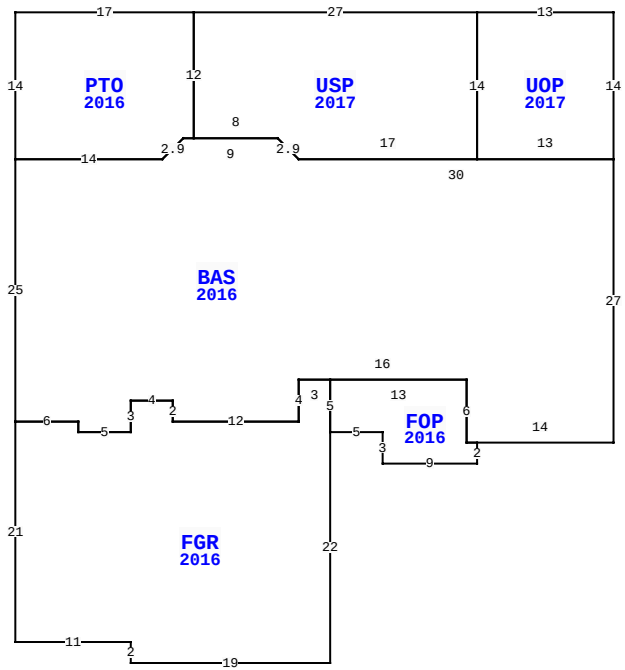
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 20 | FACE BRICK 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 60 |
| Interior Floo | 14 | CARPET 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 |
| 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 | 1,408 | 100 | 1,408 | 165,970 |
| FGR | 683 | 55 | 376 | 44,322 |
| FOP | 91 | 30 | 27 | 3,182 |
| PTO | 234 | 5 | 12 | 1,415 |
| UOP | 182 | 20 | 36 | 4,244 |
| USP | 360 | 30 | 108 | 12,731 |
| TOTALS | 2,958 | | 1,967 | 231,862 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,967 | 97.9020 | 122.38 | 240,721 | 2016 | 2016 | 0 | 0 | 0 | 3.68 | 96.32 |

1 SNGL FAM – 100% - 2018 Heated Area: 1408 HX Base Yr 2018




55112 PEACEFUL TRAIL DR, 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 | | 256,243 |
| TOTAL MARKET OB/XF VALUE | | 46,944 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 353,187 |
| SOH/AGL Deduction | | 116,941 |
| ASSESSED VALUE | | 236,246 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 186,246 |
| TOTAL JUST VALUE | | 353,187 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 344,419 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19002402 | GARAGE | 57,014 | 04/01/2019 |
| B1702505 | SWIM POOL | 0 | 03/27/2017 |
| B1632918 | CO ISSUED | 0 | 01/20/2017 |
| B1632918 | NEW CONSTR | 187,143 | 08/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2030/0333 | 2/19/2016 | WD | Q | V | 01 | 28,900 |
| GRANTOR: THRIFT TIMOTHY & AMBE | | | | | | |
| GRANTEE: PORTER JOHN C | | | | | | |
| 1638/1318 | 8/27/2009 | WD | Q | V | 01 | 34,500 |
| GRANTOR: CONWAY SHAWN & JODI R | | | | | | |
| GRANTEE: THRIFT TIMOTHY & AM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2017] W13 USP=[YR=2017] W27 PTO=[YR=2016] W17 S14 BAS=[YR=2016] S25 FGR=[YR=2016] S21 E11 S2 E19 N22 FOP=[YR=2016] E5 S3 E9 N2 W1 N6 W13 S5$ N5 W3 S4 W12 N2 W4 S3 W5 N1 W6$ E6 S1 E5 N3 E4 S2 E12 N4 E16 S6 E14 N27 W30 U2 L2 W9 D2 L2 W14$ E14 U2 R2 E1 N12$ S12 E8 D2 R2 E17 N14$S14 E13 N14$.

## 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 | 1,894.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 96 | 9,455 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 30 | 15 | 450.00 | SF | 85.00 | 85.00 | 100 | 2017 | 2017 | 3 | 84 | 32,130 | |
| 3 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 762.00 | SF | 7.25 | 7.25 | 100 | 2017 | 2017 | 3 | 97 | 5,359 | |

## LAND DESCRIPTION

TOTAL OB/XF 46,944

| 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 | 000100 | C | SFR | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 06/29/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS

LOT 2
IN OR 2030/333
THE TRAILS PB 6/296

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CALLAHAN, FL 32011

**2024**

**27-2N-25-8600-0002-0000**

## 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 | 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 | 04 | Quality Level 04 |

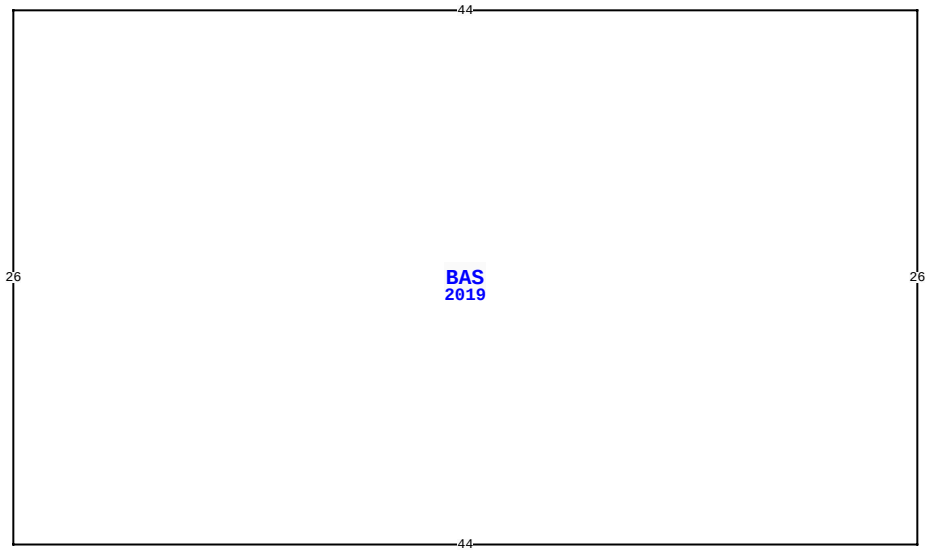
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8023.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,144 | 100 | 1,144 | 24,381 |
| TOTALS | 1,144 | | 1,144 | 24,381 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,144 | 63.4410 | 22.20 | 25,397 | 2019 | 2019 | 0 | 0 | 0 | 4.00 | 96.00 |

2 GARAGE RES – 100% - 2018 Heated Area: 1144 HX Base Yr 2018




55112 PEACEFUL TRAIL DR, CALLAHAN

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
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## NASSAU COUNTY PROPERTY



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| GRANTOR: CONWAY SHAWN & JODI R | | | | | | |
| GRANTEE: THRIFT TIMOTHY & AM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W44 S26 E44 N26$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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