LOT 4
IN OR 1892/858
THE TRAILS PB 6/296

HORTON ROBERT R & BELINDA G
55164 PEACEFUL TRAIL DR
CALLAHAN, FL 32011

2024

27-2N-25-8600-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

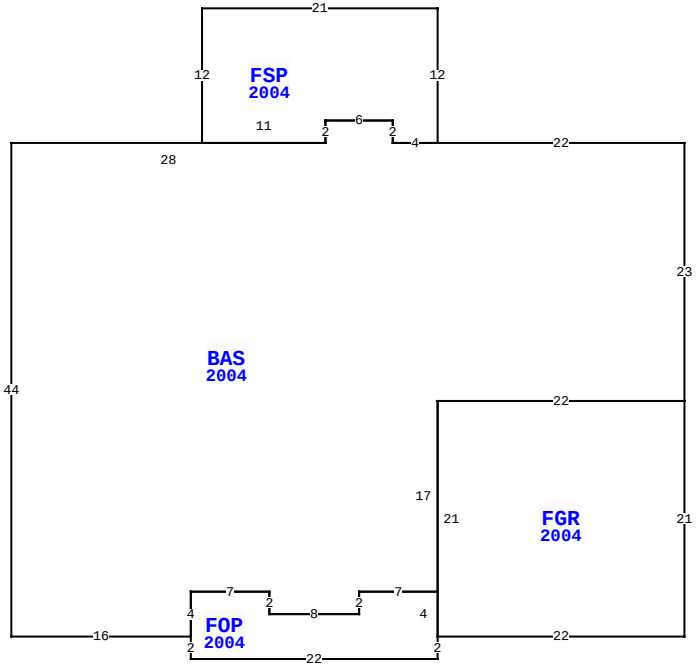
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,118	100	2,118	209,878
FGR	462	55	254	25,169
FOP	116	30	35	3,469
FSP	240	40	96	9,513
TOTALS	2,936		2,503	248,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,503	92.4480	115.56	289,247	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2014 Heated Area: 2118 HX Base Yr 2014



55164 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		248,029
TOTAL MARKET OB/XF VALUE		11,476
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		309,505
SOH/AGL Deduction		135,256
ASSESSED VALUE		174,249
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,249
TOTAL JUST VALUE		309,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23486	XFOB	5,695	04/01/2010
B13454	NEW CONSTR	149,181	08/01/2004
R6545	REPAIR/RRF	2,200	08/01/2004
W277	NEW CONSTR	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1892/0858	12/06/2013	SW	U	I	12	167,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HORTON ROBERT R & B						
1881/0233	9/12/2013	WD	U	I	12	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W22 FSP=[YR=2004] N12 W21 S12 E11 N2 E6 S2 E4$ W4 N2 W6 S2 W28 S44 E16 FOP=[YR=2004] S2 E22 N2 FGR=[YR=2004] E22 N21 W22 S21$ N4 W7 S2 W8 N2 W7 S4$ N4 E7 S2 E8 N2 E7 N17 E22 N23$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,813.00	SF	4.00	4.00	100	2004	2004	3	84	6,092	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	2009	2009	3	40	2,304	

LAND DESCRIPTION

TOTAL OB/XF 11,476

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