

LOT 6
IN OR 2030/1227
THE TRAILS PB 6/296

HEDRICK DALLAS & AMANDA
55210 PEACEFUL TRAIL DR
CALLAHAN, FL 32011

2024

27-2N-25-8600-0006-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
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	2,074	100	2,074	215,838
FGR	725	55	399	41,524
FOP	38	30	11	1,145
FOP	384	30	115	11,968
FST	52	55	29	3,018

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	0	2,774.00	SF	4.00	
3	1127	BRICK 8"	0	100	0	40.00	SF	11.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,628	94.6080	118.26	310,787	2007	2007	0	0	12.00	88.00	
1 SNGL FAM - 100% - 2017												
Heated Area: 2074												
HX Base Yr 2017												
55210 PEACEFUL TRAIL DR, CALLAHAN												

BLD DATE	09/18/2007	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		273,493	
TOTAL MARKET OB/XF VALUE		13,376	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		336,869	
SOH/AGL Deduction		139,075	
ASSESSED VALUE		197,794	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		147,794	
TOTAL JUST VALUE		336,869	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,562	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007054	REPAIR/RRF	13,252	05/05/2022
M12458	MECH OTHER	0	02/01/2007
P11720	OTHER	0	11/01/2006
C18733	CO ISSUED	207,042	10/01/2006
B18733	CO ISSUED	0	10/01/2006
E18249	ELEC OTHER	2,000	10/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2030/1227	2/24/2016	SW	U	I	30
GRANTOR: HEDRICK DALLAS & AMAN					
GRANTEE: HEDRICK DALLAS & AM					
2024/1773	1/22/2016	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: MOREAU GARY MR. & M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2007] W32 BAS=[YR=2007] W32 S28 FGR=[YR=2007] S33 E6 S2 E11 N2 E6 N31 W2 N2 W4 FST=[YR=2007] W13 S4 E13 N4\$ S4 W13 N4 W4\$ E21 S2 E2 S13 E9 FOP=[YR=2007] S2 E10 N2 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 S5 E13 N36 W32 N12\$ S12 E32 N12\$.									