

LOT 8
IN OR 1543/1252
THE TRAILS PB 6/296

YOUNG TOM
55241 PEACEFUL TRAIL DR
CALLAHAN, FL 32011

2024

27-2N-25-8600-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	2,008	100	2,008	229,904
FGR	560	55	308	35,264
FOP	78	30	23	2,633
USP	216	30	65	7,442
TOTALS	2,862		2,404	275,244

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,444.00	SF	4.00	4.00	
2	0475	VF 4 SBPL	0	100	0	0	126.00	LF	14.00	14.00	
3	0470	VNYL GATE	0	100	0	0	4.00	UT	90.00	90.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,404	100.1070	125.13	300,813	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2010 Heated Area: 2008 HX Base Yr 2010											
55241 PEACEFUL TRAIL DR, CALLAHAN											

TOTAL OB/XF											
6,640											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										275,244	
TOTAL MARKET OB/XF VALUE										6,640	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										331,884	
SOH/AGL Deduction										157,387	
ASSESSED VALUE										174,497	
TOTAL EXEMPTION VALUE										105,000	
BASE TAXABLE VALUE										69,497	
TOTAL JUST VALUE										331,884	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										319,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23415	REMODEL	864	03/01/2010
B23152	REPAIR/RRF	2,111	12/01/2009
M10850	MECH OTHER	0	12/01/2005
P10267	OTHER	0	11/01/2005
C16405	CO ISSUED	170,000	10/01/2005
B16405	NEW CONSTR	170,000	10/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1543/1252	12/31/2007	WD	U	I	06	100			
GRANTOR:HARSHMAN JAMES S JR									
GRANTEE:YOUNG TOM & MARGARE									
1341/0727	8/12/2005	WD	Q	V		34,900			
GRANTOR:ADR INVESTMENTS LTD									
GRANTEE:HARSHMAN JAMES S JR									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W22 USP=[YR=2009] N12 W18 S12 E18\$ W34 S36 E22 FOP=[YR=2006] S7 E10 N7 W3 N2 W4 S2 W3\$ E3 N2 E4 S2 E7 FGR=[YR=2006] S28 E20 N28 W20\$ E20 N36\$.											