

LOT 9
EX ESMT OR 1420/1773
EX ESMT OR 1420/1768

SAWYER SHAYE B
55223 PEACEFUL TRAIL DR
CALLAHAN, FL 32011

2024

27-2N-25-8600-0009-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6										
Exterior Wall	20	FACE BRICK 100	0900	01	2,391	100.7244	125.91	301,051	2006	2008	0	0	0	11.25	88.75	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2016													Heated Area: 1962									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 60																							
Interior Floo	11	CLAY TILE 40																							
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	1,962	100	1,962	219,244																					
FGR	552	55	304	33,971																					
FOP	208	30	62	6,928																					
FOP	210	30	63	7,040																					
TOTALS			2,932		2,391	267,183																			
EXTRA FEATURES			55223 PEACEFUL TRAIL DR, CALLAHAN																						
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								
1	0812	CONCRETE C	0	100	0	0	1,342.00	SF	4.00	4.00	100	2006	2006	3	87	4,670									
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800									
3	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2007	2007	3	48	15,912									
4	0845	KOOL DECK	0	100	0	0	660.00	SF	7.25	7.25	100	2007	2007	3	88	4,211									
5	0475	VF 4 SBPL	0	100	100	0	100.00	LF	14.00	14.00	100	2007	2007	3	72	1,008									
6	0479	VF PICKET	0	100	52	0	52.00	LF	10.00	10.00	100	2007	2007	3	72	374									
TOTAL OB/XF 27,975																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000133	C	SFR LAKE	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 05/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS																									