LOT 10
IN OR 1478/1093
THE TRAILS PB 6/296

MAGNESS WILLARD G
55175 PEACEFUL TRAIL DRIVE
CALLAHAN, FL 32011

**2024**

**27-2N-25-8600-0010-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8023.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

55199 PEACEFUL TRAIL DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 3,009 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 53,009 |
| SOH/AGL Deduction | 9,505 |
| ASSESSED VALUE | 43,504 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 43,504 |
| TOTAL JUST VALUE | 53,009 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 53,074 |

OWNER LIVES ON LOT 11 @ 55175 PEACEFUL TRAILS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1478/1093 | 2/13/2007 | WD | U | V | 07 | 100 |
| GRANTOR: FLETCHER VAN | | | | | | |
| GRANTEE: MAGNESS WILLARD G | | | | | | |
| 1465/0043 | 12/12/2006 | WD | Q | V | | 52,000 |
| GRANTOR: FLETCHER VAN | | | | | | |
| GRANTEE: MAGNESS WILLARD G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0473 | VF 3 RAIL | 0 | 0 | 0 | 0 | 254.00 | LF | 7.50 | 7.50 | 100 | 2017 | 2017 | 3 | 92 | 1,753 | |
| 2 | 0472 | VF 2 RAIL | 0 | 0 | 0 | 0 | 91.00 | LF | 15.00 | 15.00 | 100 | 2017 | 2017 | 3 | 92 | 1,256 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,009

| 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 | 000133 | C | SFR LAKE | 0 | 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