LOT 11
IN OR 1385/1858
THE TRAILS PB 6/296

MAGNESS WILLARD G & OLIVIA C
55175 PEACEFUL TRAIL DRIVE
CALLAHAN, FL 32011

2024

27-2N-25-8600-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

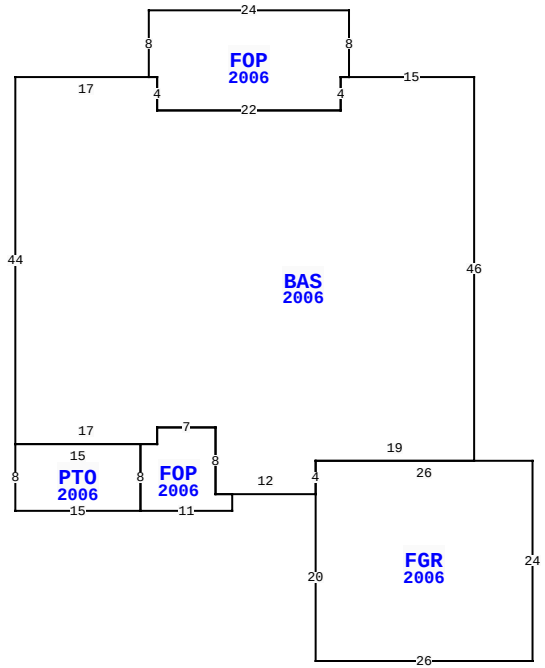
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,428	100	2,428	258,197
FGR	624	55	343	36,475
FOP	90	30	27	2,871
FOP	280	30	84	8,932
PTO	120	5	6	638
TOTALS	3,542		2,888	307,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,888	92.9754	116.22	335,643	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2007 Heated Area: 2428 HX Base Yr 2007



55175 PEACEFUL TRAIL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		307,113
TOTAL MARKET OB/XF VALUE		8,088
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		365,201
SOH/AGL Deduction		150,626
ASSESSED VALUE		214,575
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		159,575
TOTAL JUST VALUE		365,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,577

OWNER ALSO LOT 10 (FENCED W/ LOT 11)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15923	ELEC OTHER	4,000	10/01/2005
M10414	MECH OTHER	0	10/01/2005
C15881	CO ISSUED	180,432	08/01/2005
B15881	NEW CONSTR	180,432	08/01/2005
P09930	OTHER	0	08/01/2005
R08111	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1858	2/01/2006	WD	Q	I		275,000
GRANTOR: FIRST COAST HOME						
GRANTEE: MAGNESS WILLARD G &						
1331/0148	7/06/2005	QC	U	V	19	29,000
GRANTOR: HODGE THOMAS						
GRANTEE: FIRST COAST HOME CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 FOP=[YR=2006] N8 W24 S8 E1 S4 E22 N4 E1$ W1 S4 W22 N4 W17 S44 PTO=[YR=2006] S8 E15 FOP=[YR=2006] E11 N2 W2 N8 W7 S2 W2 S8$ N8 W15$ E17 N2 E7 S8 E12 FGR=[YR=2006] S20 E26 N24 W26 S4$ N4 E19 N46$.

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	0812	CONCRETE C	0	100	0	0	1,198.00	SF	4.00	4.00	100	2006	2006	3	87	4,169	
2	0472	VF 2 RAIL	0	100	0	0	155.00	LF	15.00	15.00	100	2017	2017	3	92	2,139	
3	0473	VF 3 RAIL	0	100	0	0	258.00	LF	7.50	7.50	100	2017	2017	3	92	1,780	

LAND DESCRIPTION

TOTAL OB/XF 8,088

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	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