LOT 15
IN OR 1774/488
THE TRAILS PB 6/296

LAMB JAMES & RHONDA
55062 COUNTRY TRAIL DRIVE
CALLAHAN, FL 32011

2024

27-2N-25-8600-0015-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

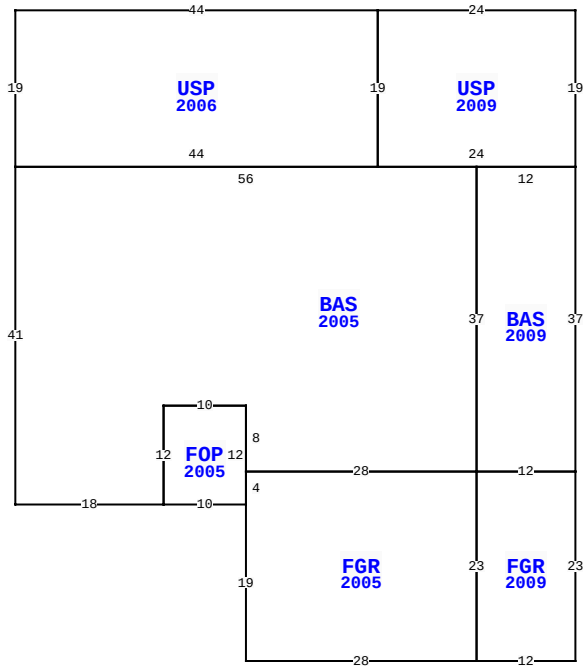
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8023.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100	2,064	241,243
BAS	444	100	444	51,895
FGR	644	55	354	41,376
FGR	276	55	152	17,766
FOP	120	30	36	4,208
USP	836	30	251	29,337
USP	456	30	137	16,012
TOTALS	4,840		3,438	401,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,438	106.2600	132.82	456,635	2005	2007	0	0	0	12.00	88.00

1 SNGL FAM – 0% - 0 Heated Area: 2508 HX Base Yr



55062 COUNTRY 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	418,823
TOTAL MARKET OB/XF VALUE	44,901
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	513,724
SOH/AGL Deduction	78,865
ASSESSED VALUE	434,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,859
TOTAL JUST VALUE	513,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	460,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11817	REPAIR/RRF	2,500	04/01/2009
B22379	XFOB	46,728	04/01/2009
B17158	SWIM POOL	41,000	01/01/2006
M09350	MECH OTHER	0	02/01/2005
P08877	OTHER	0	02/01/2005
B14278	NEW CONSTR	0	12/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1774/0488	1/05/2012	WD	Q	I	01	309,900
GRANTOR: CONNER ROBERT H II						
GRANTEE: LAMB JAMES & RHONDA						
1337/1590	8/01/2005	WD	U	I	01	100
GRANTOR: CONNER PEGGY G						
GRANTEE: CONNER ROBERT H II						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2009] W24 USP=[YR=2006] W44 S19 BAS=[YR=2005] S41 E18 FOP=[YR=2005] E10 FGR=[YR=2005] S19 E28 FGR=[YR=2009] E12 N23 BAS=[YR=2009] N37 W12 S37 E12$ W12 S23$ N23 W28 S4$ N12 W10 S12$ N12 E10 S8 E28 N37 W56$ E44 N19$ S19 E24 N19$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	0	0	0	1,098.00	SF	4.00	4.00	100	2005	2005	3	86	3,777	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	69	414	
4	0810	CONCRETE A	0	0	0	0	203.00	SF	6.50	6.50	100	2006	2006	3	87	1,148	
5	0845	KOOL DECK	0	0	0	0	754.00	SF	7.25	7.25	100	2006	2006	3	87	4,756	
6	0861	POOL GUNIT	0	0	0	0	578.00	SF	85.00	85.00	100	2006	2006	3	44	21,617	
7	0479	VF PICKET	0	0	0	0	57.00	LF	10.00	10.00	100	2006	2006	3	69	393	
8	0476	VF 6 SBPL	0	0	0	0	204.00	LF	32.00	32.00	100	2006	2006	3	69	4,504	
9	0810	CONCRETE A	0	0	0	0	885.00	SF	6.50	6.50	100	2009	2009	3	90	5,177	

LAND DESCRIPTION

TOTAL OB/XF 44,901

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 02/08/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS

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2024

27-2N-25-8600-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

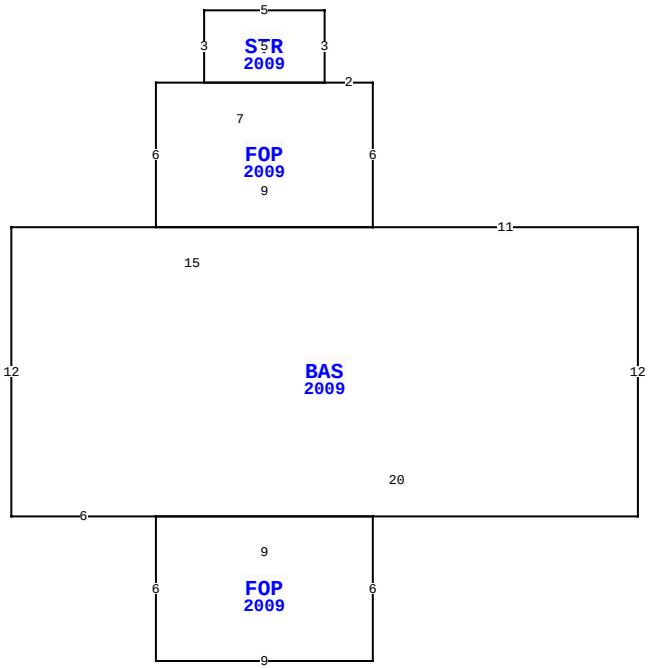
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8023.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	312	15,315
FOP	54	30	16	785
FOP	54	30	16	785
STR	15	10	2	98
TOTALS	435		346	16,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	346	104.9950	52.50	18,165	2009	2009	0	0	0	6.50	93.50

2 ACCESORY U – 0% - 0 Heated Area: 312 HX Base Yr



55062 COUNTRY TRAIL DR, CALLAHAN

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XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

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ASSESSED VALUE	434,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,859
TOTAL JUST VALUE	513,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	460,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0414103	ELEC OTHER	2,500	12/01/2004
R047035	REPAIR/RRF	1,500	12/01/2004
B0414278	NEW CONSTR	152,973	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1774/0488	1/05/2012	WD	Q	I	01	309,900
GRANTOR: CONNER ROBERT H II						
GRANTEE: LAMB JAMES & RHONDA						
1337/1590	8/01/2005	WD	U	I	01	100
GRANTOR: CONNER PEGGY G						
GRANTEE: CONNER ROBERT H II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W11 FOP=[YR=2009] N6 W2 STR=[YR=2009] N3 W5 S3 E5$ W7 S6 E9$ W15 S12 E6 FOP=[YR=2009] S6 E9 N6 W9 $ E20 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/08/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS