

LOT 16
IN OR 1718/1915
THE TRAILS PB 6/296

OWENS SARAH C & LARRY K
55108 COUNTRY TRAIL
CALLAHAN, FL 32011

2024

27-2N-25-8600-0016-0000



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		2 100
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
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NEIGHBORHOOD/LOC	8023.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1,883	238,359
FGR	529	55	291	36,836
FOP	207	30	62	7,848
USP	300	30	90	11,392

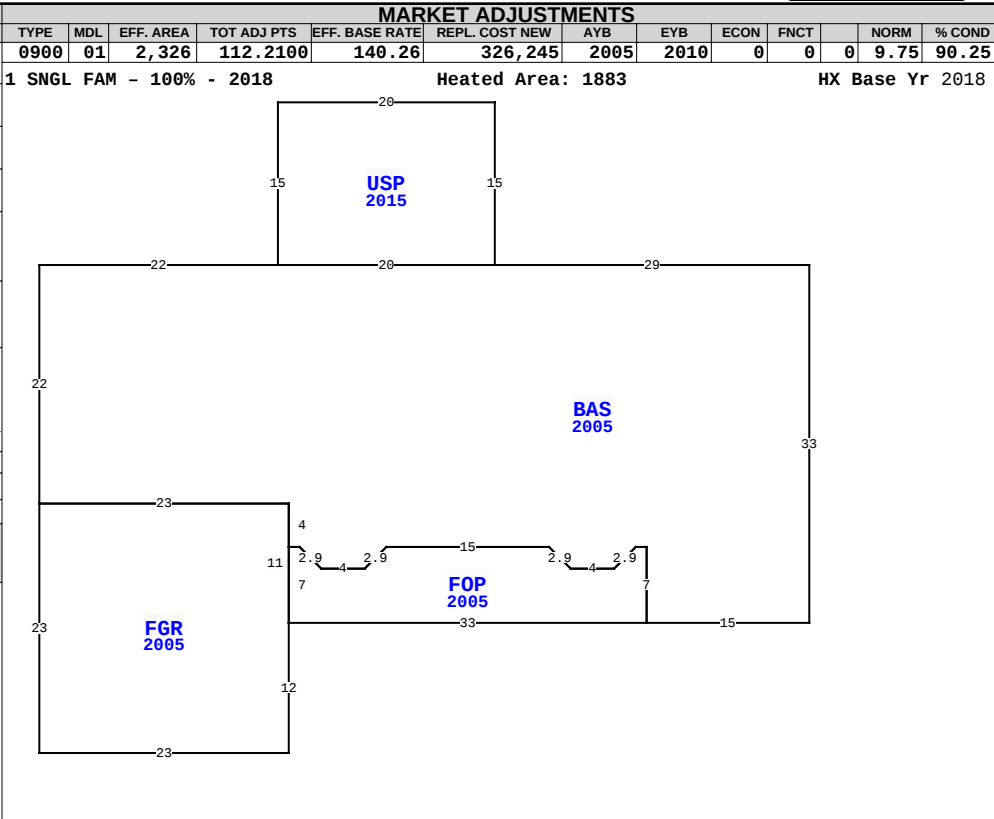
TOTALS	2,919		2,326	294,436
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	2,282.00	SF	4.00	4.00	100	2005	2005	3	86	7,850	
3	0476	VF 6 SBPL	0	100	0	0	366.00	LF	32.00	32.00	100	2011	2011	3	81	9,487	
4	0479	VF PICKET	0	100	0	0	108.00	LF	10.00	10.00	100	2011	2011	3	81	875	
5	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2015	2015	3	78	31,824	
6	0855	CONC PAVER	0	100	0	0	837.00	SF	10.00	10.00	100	2015	2015	3	95	7,952	
7	0810	CONCRETE A	0	100	0	0	226.00	SF	6.50	6.50	100	2017	2017	3	97	1,425	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

55108 COUNTRY TRAIL DR, CALLAHAN																
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TOTAL OB/XF 62,528

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY PAGE 1 of 2 6

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		321,869
TOTAL MARKET OB/XF VALUE		62,528
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		434,397
SOH/AGL Deduction		184,569
ASSESSED VALUE		249,828
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		199,828
TOTAL JUST VALUE		434,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10227	REROOF	22,000	08/01/2023
17006747	XFOB	55,104	11/01/2017
M09433	MECH OTHER	0	03/01/2005
E14442	ELEC OTHER	0	02/01/2005
B0514322	NEW CONSTR	148,008	02/01/2005
P08940	OTHER	0	02/01/2005

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E14442	ELEC OTHER	0	02/01/2005
B0514322	NEW CONSTR	148,008	02/01/2005
P08940	OTHER	0	02/01/2005

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2005;ORIG=0,0] W29 W20 W22 S22 E23 S4 E1 D2R2 E4 U2R2 E15 D2R2 E4 U2R2 E1 S7 E15 N33 \$			
FGR=[YR=2005;ORIG=-71,22] S23 E23 N12 N11 W23 \$			
USP=[YR=2015;ORIG=-29,0] N15 W20 S15 E20 \$			
FOP=[YR=2005;ORIG=-48,33] E33 N7 W1 D2L2 W4 U2L2 W15 D2L2 W4 U2L2 W1 S7 \$			

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