

LOT 17
IN OR 1976/1382
THE TRAILS PB 6/296

STEVENS WILLIAM T & AMANDA C
55188 COUNTRY TRAIL DR
CALLAHAN, FL 32011

2024

27-2N-25-8600-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,262	100	2,262	304,108
FGR	840	55	462	62,112
FOP	108	30	32	4,302
FOP	204	30	61	8,201
TOTALS	3,414		2,817	378,723

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	4,046.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	0	0	246.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	100	0	0	96.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,817	110.8800	138.60	390,436	2019	2019	0	0	3.00	97.00
1 SNGL FAM - 100% - 2020 Heated Area: 2262 HX Base Yr 2020											

TOTAL OB/XF											
24,772											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			406,766
TOTAL MARKET OB/XF VALUE			24,772
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			481,538
SOH/AGL Deduction			175,807
ASSESSED VALUE			305,731
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			255,731
TOTAL JUST VALUE			481,538
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009961	CO ISSUED	0	09/20/2019
18009133	GARAGE	57,360	09/07/2018
18009134	NEW CONSTR	317,612	09/07/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1976/1382	4/24/2015	WD	Q	V	01	38,500	
GRANTOR: RYDER DANNY LEE SR & GRANTEE: STEVENS WILLIAM T &							
1308/1143	4/11/2005	WD	Q	V		36,900	
GRANTOR: ADR INVESTMENTS LTD GRANTEE: RYDER DANNY LEE SR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W40 FOP=[YR=2019] W18 S6 E18 N6\$ S6 W18 N6 W18 S34 E16 S6 FOP=[YR=2019] S6 E30 N6 W12 N4 W6 S4 W12\$ E12 N4 E6 S4 E12 N1 E10 FGR=[YR=2019] S9 E24 N35 W24 S26\$ N26 E20 N13\$.											

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