LOT 18
IN OR 1503/473
THE TRAILS PB 6/296

THOMPSON SANDRA H
55230 COUNTRY TRAIL DR
CALLAHAN, FL 32011

2024

27-2N-25-8600-0018-0000

BUILDING CHARACTERISTICS

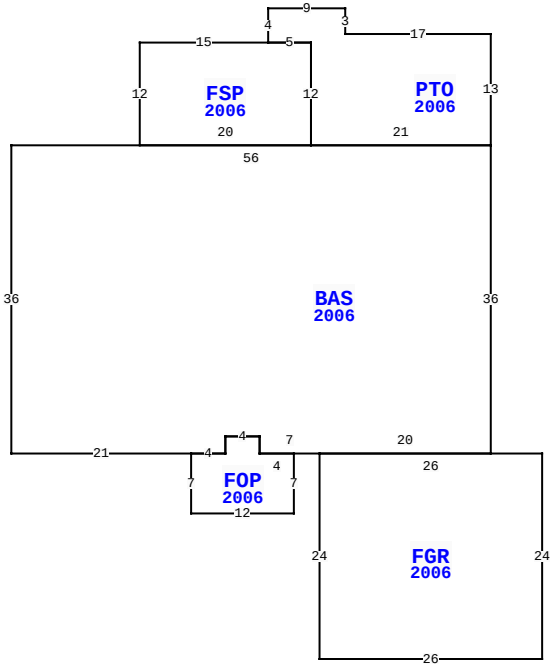
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,008	100	2,008	262,755
FGR	624	55	343	44,883
FOP	92	30	28	3,664
FSP	240	40	96	12,562
PTO	305	5	15	1,963
TOTALS	3,269		2,490	325,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,490	114.4080	143.01	356,095	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2008 Heated Area: 2008 HX Base Yr 2008



55230 COUNTRY TRAIL DR, CALLAHAN

BLD DATE	03/28/2007 DJ	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		325,827
TOTAL MARKET OB/XF VALUE		11,880
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		387,707
SOH/AGL Deduction		198,138
ASSESSED VALUE		189,569
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,569
TOTAL JUST VALUE		387,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10162	MECH OTHER	0	08/01/2005
C15419	CO ISSUED	202,395	06/01/2005
B15419	NEW CONSTR	202,395	06/01/2005
R7765	REPAIR/RRF	3,200	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/0473	6/04/2007	WD	Q	I		248,000
GRANTOR: CHUBA GARY P & NADINE						
GRANTEE: THOMPSON SANDRA H						
1412/1018	5/16/2006	WD	Q	I		249,000
GRANTOR: L W PORTER CONSTRUCTI						
GRANTEE: CHUBA GARY P & NADI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] N13 W17 N3 W9 S4 FSP=[YR=2006] W15 S12 E20 N12 W5$ E5 S12 E21$ BAS=[YR=2006] W56 S36 E21 FOP=[YR=2006] S7 E12 N7 W4 N2 W4 S2 W4 $ E4 N2 E4 S2 E7 FGR=[YR=2006] S24 E26 N24 W26 $ E20 N36$.

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	3,302.00	SF	4.00	4.00	100	2006	2006	3	87	11,491	
2	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	2006	2006	3	27	389	

LAND DESCRIPTION

TOTAL OB/XF 11,880

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