

GORE JOHNNY B & CHERY C
55262 COUNTRY TRAIL DR
CALLAHAN, FL 32011-0010

27-2N-25-8600-0019-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

2003FACE BRICK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1311LVT/LAMNT 80
CLAY TILE 20

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3100
2.5100
02WOOD FRAME 100

Stories
Units
Occupancy

1.500
1.5100
0100
NONE 100

Quality

05Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8023.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,5251002,525300,557
FGR8575547156,064
FOP21130637,499
FUS34010034040,471
USP4793014417,141

TOTALS

4,4123,543421,732

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,543110.0880137.61487,552200520050013.5086.50

1 SNGL FAM - 100% - 2006Heated Area: 2865HX Base Yr 2006

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE445,204
TOTAL MARKET OB/XF VALUE55,151
TOTAL LAND VALUE - MARKET50,000
TOTAL MARKET VALUE550,355
SOH/AGL Deduction260,512
ASSESSED VALUE289,843
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE239,843
TOTAL JUST VALUE550,355
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE535,345

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

1182/085110/22/2003WDQV29,500

GRANTOR: ADR INVESTMENTS LTD
GRANTEE: GORE JOHNNY B & CHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W25 S17 W5 N2 W7 S2 W17 W23 S29 E15 S8 E13 N5 E5 S5 E13 N6 E6 N17 E18 N1 E7 N30 \$
FGR=[YR=2005;ORIG=-25,48] S17 E25 N35 W7 S1 W18 S17 \$
USP=[YR=2007;ORIG=-25,0] W29 S17 E17 N2 E7 S2 E5 N17 \$
FUS=[YR=2005;ORIG=15,30] E10 S34 W10 N34 \$
FOP=[YR=2005;ORIG=-62,54] S6 E31 N6 W13 N5 W5 S5 W13 \$
PTR=[ORIG=0,0] E15 W15 \$
.

EXTRA FEATURES

55262 COUNTRY TRAIL DR, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200520053893,115
20812CONCRETE C0100003,343.00SF4.004.001002005200538611,500
31127BRICK 8"010000225.00SF11.0011.00100200520053962,376
40861POOL GUNIT010000405.00SF85.0085.001002007200734816,524
50845KOOL DECK0100001,025.00SF7.257.25100200720073886,540
60811CONCRETE B010000608.00SF5.205.20100200720073882,782
70475VF 4 SBPL010000138.00LF14.0014.00100200720073721,391
80479VFPICKET01000060.00LF10.0010.0010020072007372432
90470VNYL GATE0100002.00UT300.00300.0010020072007372432
100475VF 4 SBPL01000070.00LF14.0014.0010020082008374725

LAND DESCRIPTIONTOTAL OB/XF45,817

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000133CSFR LAKE1000006OR0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE01/31/2022BYKBA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

PRINTED 08/06/2024 BY SYS

GORE JOHNNY B & CHERY C
55262 COUNTRY TRAIL DR
CALLAHAN, FL 32011-0010

27-2N-25-8600-0019-0000

[illegible]