LOT 20
THE TRAILS PB 6/296

LADSON PHYLLIS & JOHN PAUL L/E/
55243 COUNTRY TRAIL DR
CALLAHAN, FL 32011

2024

27-2N-25-8600-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

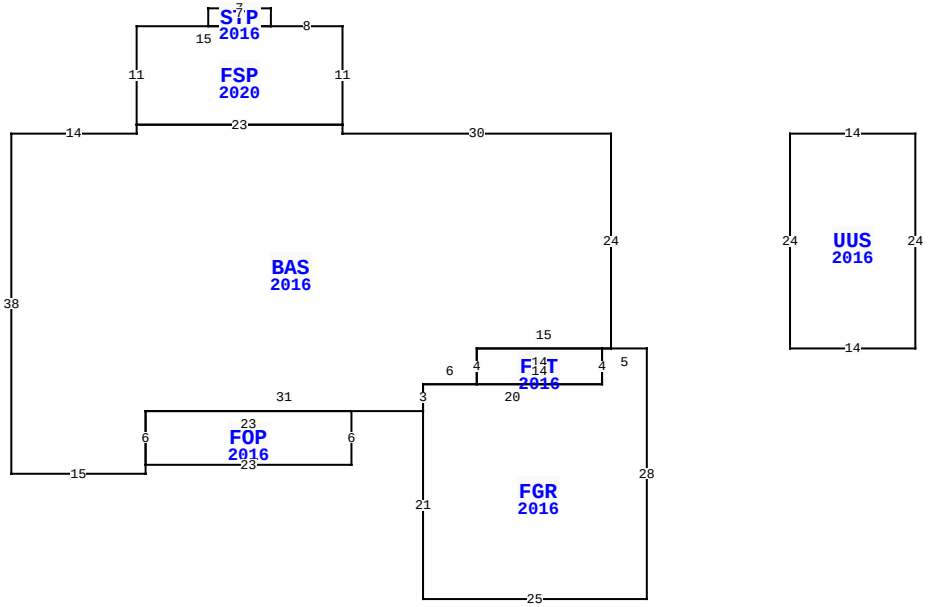
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,082	100	2,082	261,342
FGR	620	55	341	42,804
FOP	138	30	41	5,147
FSP	253	40	101	12,678
FST	56	55	31	3,891
STP	14	10	1	125
UUS	336	50	168	21,089
TOTALS	3,499		2,765	347,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,765	105.9840	132.48	366,307	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2017 Heated Area: 2082 HX Base Yr 2017



55243 COUNTRY TRAIL DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		347,076
TOTAL MARKET OB/XF VALUE		30,687
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		427,763
SOH/AGL Deduction		159,289
ASSESSED VALUE		268,474
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,474
TOTAL JUST VALUE		427,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632325	CO ISSUED	0	10/04/2016
B1632325	NEW CONSTR	265,380	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/0421	8/20/2021	SW	U	I	11	100
GRANTOR: LADSON PHYLLIS & JOHN						
GRANTEE: SAWYER SHAYE B						
2034/1168	3/15/2016	WD	Q	V	01	30,000
GRANTOR: OVERSTREET KENNETH B						
GRANTEE: LADSON PHYLLIS & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W30 N1 FSP=[YR=2020] N11 W8 STP=[YR=2016] N2 W7 S2 E7$ W15 S11 E23$ W23 S1 W14 S38 E15 N1 FOP=[YR=2016] E23 N6 W23 S6$ N6 E31 FGR=[YR=2016] S21 E25 N28 W5 FST=[YR=2016] W14 S4 E14 N4$ S4 W20 S3$ N3 E6 N4 E15 N24$ PTR=E20 UUS=[YR=2016] E14 S24 W14 N24$ W20$.

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	0811	CONCRETE B	0	100	0	0	1,189.00	SF	5.20	5.20	100	2016	2016	3	96	5,935	
2	0812	CONCRETE C	0	100	0	0	2,446.00	SF	4.00	4.00	100	2020	2020	3	99	9,686	
3	0681	POLE SHED	0	100	36	30	1,080.00	SF	15.00	15.00	100	2020	2020	3	93	15,066	

LAND DESCRIPTION

TOTAL OB/XF 30,687

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	000100	C	SFR	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