LOT 23
IN OR 1514/339
THE TRAILS PB 6/296

WAYBRIGHT MARK D & LAURA M
55177 COUNTRY TRAIL DR
CALLAHAN, FL 32011-6030

2024

27-2N-25-8600-0023-0000

BUILDING CHARACTERISTICS

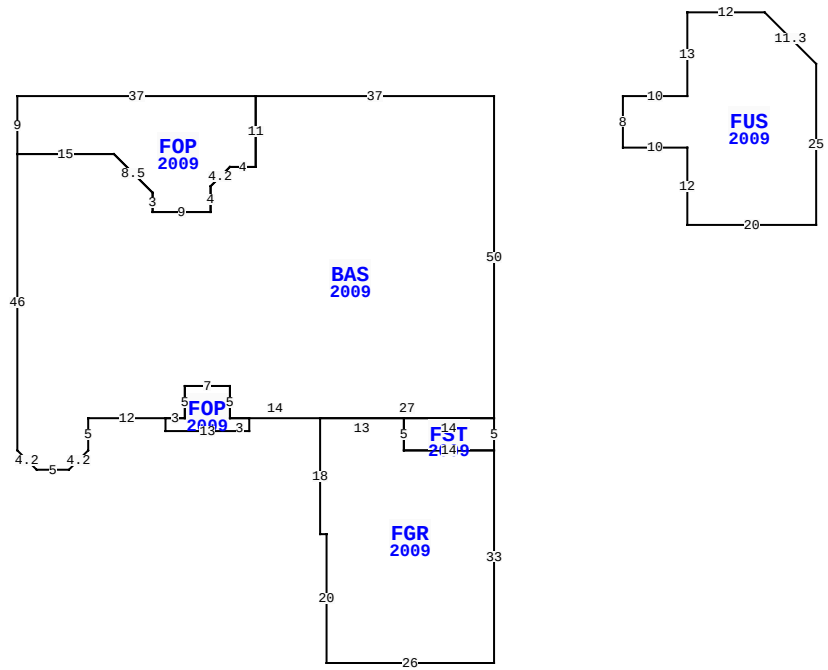
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	3,294	100	3,294	334,740
FGR	936	55	515	52,335
FOP	61	30	18	1,829
FOP	451	30	135	13,718
FST	70	55	38	3,861
FUS	708	100	708	71,948
TOTALS	5,520		4,708	478,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,708	87.4190	109.27	514,443	2009	2009	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2011 Heated Area: 4002 HX Base Yr 2011



55177 COUNTRY TRAIL DR, CALLAHAN

BLD DATE	03/03/2023 NW	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		478,432
TOTAL MARKET OB/XF VALUE		6,809
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		535,241
SOH/AGL Deduction		240,361
ASSESSED VALUE		294,880
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,880
TOTAL JUST VALUE		535,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306821	ROOF	42,000	05/23/2023
C21364	CO ISSUED	0	02/12/2009
B21364	NEW CONSTR	319,704	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/0339	7/23/2007	WD	Q	V		59,000
GRANTOR: MIDDLETON ROBERT W						
GRANTEE: WAYBRIGHT MARK D &						
1305/0282	3/29/2005	WD	U	V	09	145,600
GRANTOR: ADR INVESTMENTS LTD						
GRANTEE: MIDDLETON ROBERT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W37 FOP=[YR=2009] W37 S9 E15 D6 R6 S3 E9 N4 U3 R3 E4 N11$ S11 W4 D3 L3 S4 W9 N3 L6 U6 W15 S46 R3 D3 E5 R3 U3 N5 E12 FOP=[YR=2009] S2 E13 N2 W3 N5 W7 S5 W3$ E3 N5 E7 S5 E14 FGR=[YR=2009] S18 E1 S20 E26 N33 FST=[YR=2009] N5 W14 S5 E14$ W14 N5 W13$ E27 N50$ PTR=E20 FUS=[YR=2009] E10 N13 E12 R8 D8 S25 W20 N12 W10 N8$ 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	1,408.00	SF	5.20	5.20	100	2012	2012	3	93	6,809	

LAND DESCRIPTION

TOTAL OB/XF 6,809

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