LOT 25
IN OR 2244/190
THE TRAILS PB 6/296

SHERMAN JEFFREY M & CAROLINE E
55127 COUNTRY TRAIL DRIVE
CALLAHAN, FL 32011

2024

27-2N-25-8600-0025-0000

BUILDING CHARACTERISTICS

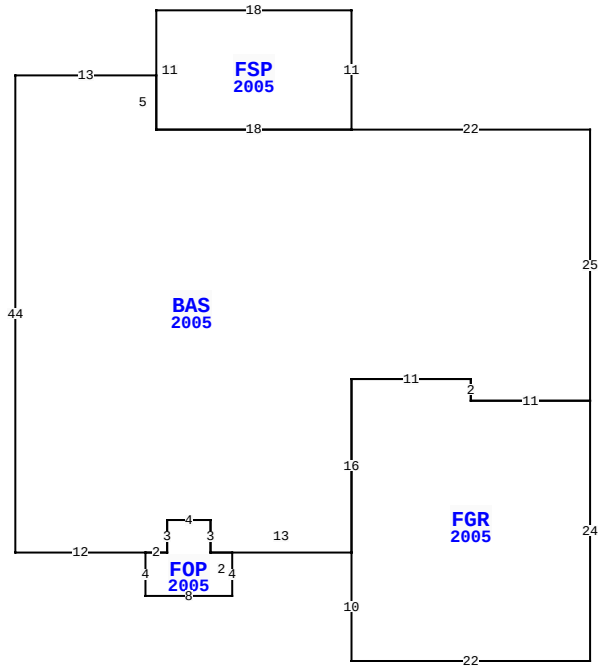
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,790	100	1,790	192,723
FGR	550	55	302	32,515
FOP	44	30	13	1,400
FSP	198	40	79	8,506
TOTALS	2,582		2,184	235,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,184	99.5778	124.47	271,842	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2019 Heated Area: 1790 HX Base Yr 2019



55127 COUNTRY TRAIL DR, CALLAHAN

BLD DATE		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		235,143
TOTAL MARKET OB/XF VALUE		58,054
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		343,197
SOH/AGL Deduction		110,227
ASSESSED VALUE		232,970
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		177,970
TOTAL JUST VALUE		343,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429331	GARAGE	52,510	09/01/2014
M0409050	H/AC	0	12/01/2004
B13735	NEW CONSTR	140,000	09/01/2004
R6701	REPAIR/RRF	5,400	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/0190	12/17/2018	WD	Q	I	02	275,000
GRANTOR: WINGOOD JEFFREY A & K						
GRANTEE: SHERMAN JEFFREY M &						
1759/1495	10/15/2011	QC	U	I	11	86,400
GRANTOR: WINGOOD JEFFREY A &						
GRANTEE: WINGOOD JEFFREY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FSP=[YR=2005] N11 W18 S11 E18$ W18 N5 W13 S44 E12 FOP=[YR=2005] S4 E8 N4 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E13 FGR=[YR=2005] S10 E22 N24 W11 N2 W11 S16$ N16 E11 S2 E11 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	3,016.00	SF	4.00	4.00	100	2005	2005	3	86	10,375	
3	0510	GARAGE WD-	0	100	36	30	1,080.00	SF	35.00	35.00	100	2014	2014	3	75	28,350	
4	0751	UOP	0	100	36	8	288.00	SF	10.00	10.00	100	2014	2014	3	75	2,160	
5	0855	CONC PAVER	0	100	0	0	940.00	SF	10.00	10.00	100	2015	2015	3	95	8,930	
6	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	2015	2015	3	95	1,729	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 58,054

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