LOT 29
IN OR 1261/808
THE TRAILS PB 6/296

WILEY GARY M & SALLY F
55057 COUNTRY TRAIL DRIVE
CALLAHAN, FL 32011

2024

27-2N-25-8600-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

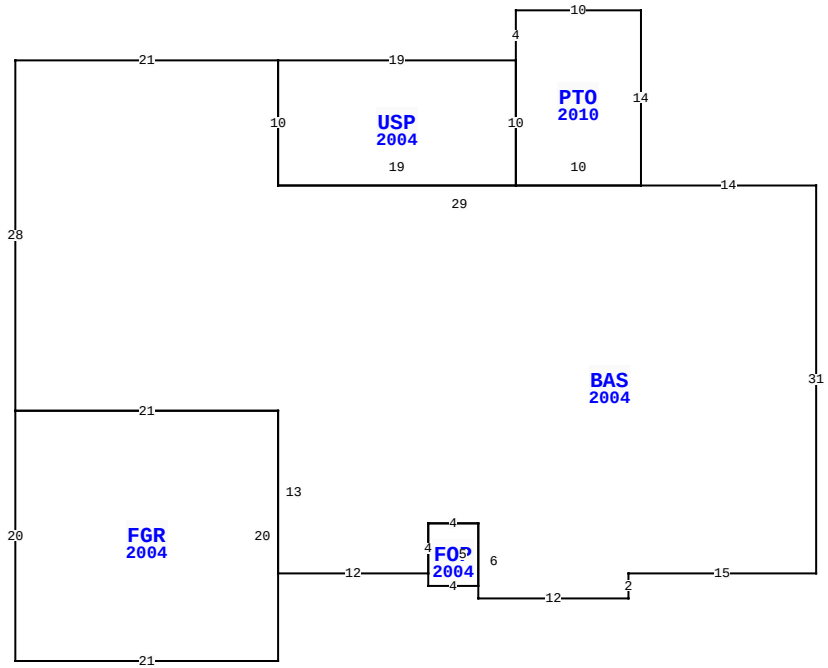
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,929	100	1,929	207,468
FGR	420	55	231	24,844
FOP	20	30	6	645
PTO	140	5	7	753
USP	190	30	57	6,131
TOTALS	2,699		2,230	239,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,230	96.1380	120.17	267,979	2004	2009	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2005 Heated Area: 1929 HX Base Yr 2005



55057 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		239,841
TOTAL MARKET OB/XF VALUE		9,598
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		299,439
SOH/AGL Deduction		137,247
ASSESSED VALUE		162,192
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,192
TOTAL JUST VALUE		299,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000895	REPAIR/RRF	0	01/26/2021
M1217755	H/AC	0	11/01/2012
B12170	NEW CONSTR	136,722	01/01/2004
R5748	REPAIR/RRF	1,500	01/01/2004
W201	NEW CONSTR	0	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0808	9/23/2004	WD	Q	I		176,000
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: WILEY GARY M & SALL						
1154/0866	7/17/2003	WD	U	V	19	300,000
GRANTOR: ADR INVESTMENTS LTD						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 PTO=[YR=2010] N14 W10 S4 USP=[YR=2004] W19 S10 E19 N10$S10 E10$ W29 N10 W21 S28 FGR=[YR=2004] S20 E21 N20 W21$ E21 S13 E12 FOP=[YR=2004] S1 E4 N5 W4 S4$ N4 E4 S6 E12 N2 E15 N31$.

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	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,076.00	SF	4.00	4.00	100	2004	2004	3	84	3,615	
3	0510	GARAGE WD-	0	100	24	12	288.00	SF	28.00	28.00	100	2004	2004	3	36	2,903	

LAND DESCRIPTION

TOTAL OB/XF 9,598

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 07/20/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS