LOT 31
IN OR 1995/63
THE TRAILS PB 6/296

RUIZ MARIA & MIGUEL Z
55091 PEACEFUL TRAIL DR
CALLAHAN, FL 32011

2024

27-2N-25-8600-0031-0000

BUILDING CHARACTERISTICS

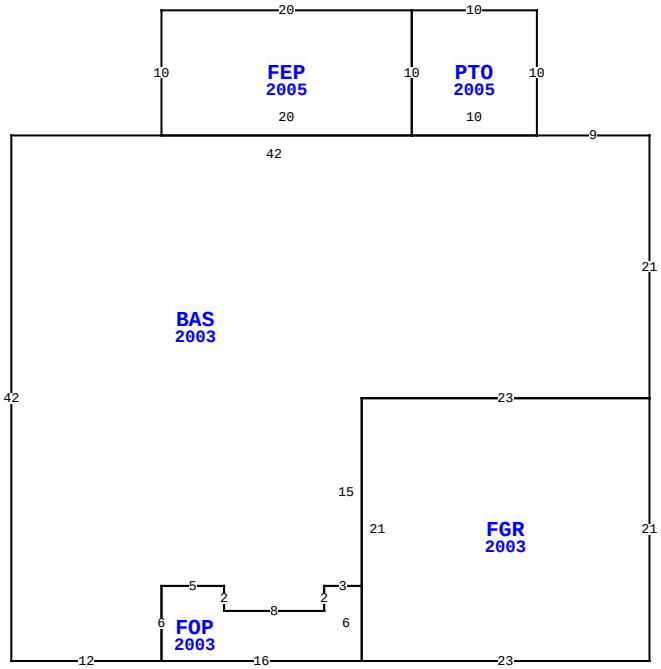
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,579	100	1,579	174,255
FEP	200	80	160	17,657
FGR	483	55	266	29,355
FOP	80	30	24	2,649
PTO	100	5	5	552
TOTALS	2,442		2,034	224,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,034	98.1000	122.62	249,409	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2004 Heated Area: 1579 HX Base Yr 2004



55091 PEACEFUL TRAIL DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		224,468
TOTAL MARKET OB/XF VALUE		58,596
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		333,064
SOH/AGL Deduction		127,112
ASSESSED VALUE		205,952
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,952
TOTAL JUST VALUE		333,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632589	SWIM POOL	30,000	06/01/2016
B16237	REMODEL	26,000	09/01/2005
E16204	ELEC OTHER	750	11/01/2002
M6534	H/AC	0	11/01/2002
B10164	NEW CONSTR	122,500	10/01/2002
E10235	NEW CONSTR	2,000	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/0063	7/27/2015	QC	U	I	11	100
GRANTOR: RUIZ JHOAN						
GRANTEE: RUIZ MIGUEL Z & MAR						
1147/0097	6/20/2003	WD	Q	I		119,900
GRANTOR: ADR INVESTMENTS LTD						
GRANTEE: RUIZ MARIA & MIGUEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W9 PTO=[YR=2005] N10 W10 FEP=[YR=2005] W20 S10 E20 N10$ S10 E10$ W42 S42 E12 FOP=[YR=2003] E16 FGR=[YR=2003] E23 N21 W23 S21$ N6 W3 S2 W8 N2 W5 S6$ N6 E5 S2 E8 N2 E3 N15 E23 N21$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740	
2	0812	CONCRETE C	0	100	0	0	1,637.00	SF	4.00	4.00	100	2003	2003	3	83	5,435	
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	25.90	25.90	100	2005	2005	3	40	3,730	
4	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2014	2014	3	87	1,002	
5	0351	CARPORT MT	0	100	0	0	360.00	SF	10.00	10.00	100	2014	2014	3	65	2,340	
6	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2016	2016	3	81	28,917	
7	0855	CONC PAVER	0	100	0	0	883.00	SF	10.00	10.00	100	2016	2016	3	96	8,477	
8	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2016	2016	3	90	5,011	
9	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2016	2016	3	81	1,944	

LAND DESCRIPTION

TOTAL OB/XF 58,596

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