LOT 2
ESMT OR 1420/1773
TRAILS PHASE 2 PB 7/47

BURDEN GARY L & ANGELA I
55290 COUNTRY TRAIL DR
CALLAHAN, FL 32011

2024

27-2N-25-8602-0002-0000

BUILDING CHARACTERISTICS

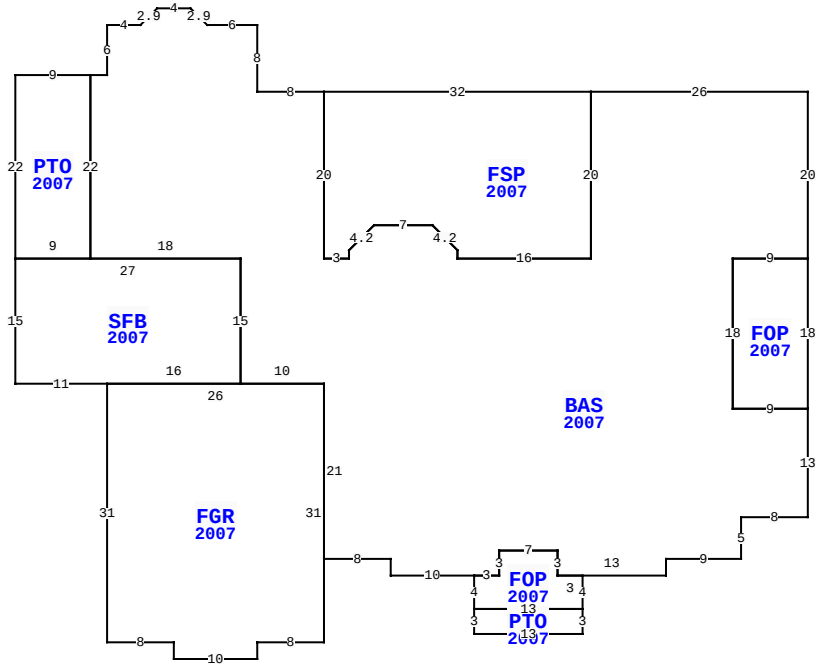
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	3,364	100	3,364	390,438
FGR	826	55	454	52,693
FOP	73	30	22	2,553
FOP	162	30	49	5,688
FSP	597	40	239	27,740
PTO	39	5	2	232
PTO	198	5	10	1,161
SFB	405	80	324	37,605
TOTALS	5,664		4,464	518,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,464	101.2000	126.50	564,696	2007	2012	0	0	0	8.25	91.75

1 SNGL FAM – 100% - 2022 Heated Area: 3688 HX Base Yr 2022



55290 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		518,109
TOTAL MARKET OB/XF VALUE		36,285
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		620,394
SOH/AGL Deduction		113,530
ASSESSED VALUE		506,864
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		456,864
TOTAL JUST VALUE		620,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014959	PL BARN 48X72= 3	110,937	11/20/2023
17007512	REPAIR/RRF	30,000	11/01/2017
E24684	ELEC OTHER	0	02/01/2012
P13820	OTHER	4,395	06/01/2009
B19687	ADDITION	10,000	03/01/2007
B18696	SWIM POOL	30,000	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2499/1911	9/20/2021	WD	Q	I	02	625,000
GRANTOR: HUTCHENS ROBERT E & A						
GRANTEE: BURDEN GARY L & ANG						
2071/0250	9/02/2016	WD	Q	I	01	390,200
GRANTOR: OVERSTREET KENNETH B						
GRANTEE: HUTCHENS ROBERT E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 FSP=[YR=2007] W32 S20 E3 N1 U3 R3 E7 D3 R3 S1 E16 N20$ S20 W16 N1 U3 L3 W7 D3 L3 S1 W3 N20 W8 N8 W6 U2 L2 W4 D2 L2 W4 S6 W2 PTO=[YR=2007] W9 S22 SFB=[YR=2007] S15 E11 FGR=[YR=2007] S31 E8 S2 E10 N2 E8 N31 W26$ E16 N15 W27$ E9 N22$ S22 E18 S15 E10 S21 E8 S2 E10 FOP=[YR=2007] S4 PTO=[YR=2007] S3 E13 N3 W13$ E13 N4 W3 N3 W7 S3 W3$ E3 N3 E7 S3 E13 N2 E9 N5 E8 N13 FOP=[YR=2007] N18 W9 S18 E9$ W9 N18 E9 N20$.

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	2007	2007	3	91	3,185	
2	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620	
3	0861	POOL GUNIT	0	100	0	0	250.00	SF	85.00	85.00	100	2007	2007	3	48	10,200	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	310	
5	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2012	2012	3	55	3,960	
6	0812	CONCRETE C	0	100	0	0	2,347.00	SF	4.00	4.00	100	2007	2007	3	88	8,261	
7	0855	CONC PAVER	0	100	0	0	590.00	SF	10.00	10.00	100	2007	2007	3	88	5,192	
8	0911	SCRN RM A	0	100	0	0	840.00	SF	17.50	17.50	100	2007	2007	3	31	4,557	

LAND DESCRIPTION

TOTAL OB/XF 36,285

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	000133	C	SFR LAKE	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.32	50,000.00	66,000.00	66,000							

REVIEW DATE 02/13/2024 BY KW Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/06/2024 BY SYS