PT OF SW1/4 OF SEC 27-3N-25E
IN OR 2302/544

NELL BROC E & LACEY
55025 COUNTREE LIFE WAY
CALLAHAN, FL 32011

2024

27-3N-25-0000-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

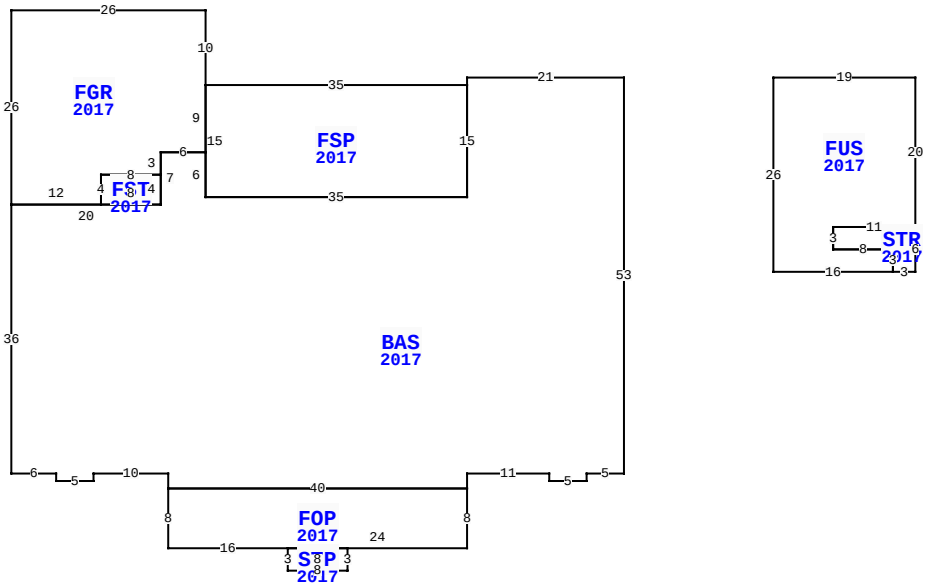
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,476	100	3,476	437,041
FGR	602	55	331	41,617
FOP	320	30	96	12,070
FSP	525	40	210	26,403
FST	32	55	18	2,263
FUS	452	100	452	56,830
STP	24	10	2	251
STR	42	10	4	503
TOTALS	5,473		4,589	576,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,589	103.3720	129.22	592,991	2017	2017	0	0	0	2.70	97.30

1 SNGL FAM – 100% - 2020 Heated Area: 3928 HX Base Yr 2020



55025 COUNTREE LIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		599,780
TOTAL MARKET OB/XF VALUE		65,184
TOTAL LAND VALUE - MARKET		162,980
TOTAL MARKET VALUE		769,348
SOH/AGL Deduction		230,403
ASSESSED VALUE		538,945
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		488,945
TOTAL JUST VALUE		827,944
NCON VALUE		963
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		771,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003006	GARAGE	132,095	03/07/2023
1702006	CO ISSUED	0	03/13/2017
17000786	SWIM POOL	38,000	02/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/0544	9/06/2019	WD	Q	I	01	665,000
GRANTOR: HUNTER KENNETH W & JA						
GRANTEE: NELL BROC E & LACEY						
2128/0177	6/13/2017	QC	U	I	11	246,200
GRANTOR: PREMIER HOMES OF N FL						
GRANTEE: HUNTER KENNETH W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W21 S1 S15 W35 N6 W6 S7 W20 S36 E6 S1 E5 N1 E10 S2 E40 N2 E11 S1 E5 N1 E5 N53 $
FGR=[YR=2017;ORIG=-56,1] N10 W26 S26 E12 N4 E8 N3 E6 N9 $
FSP=[YR=2017;ORIG=-21,1] W35 S15 E35 N15 $
FUS=[YR=2017;ORIG=20,0] E19 S20 W11 S3 E8 S3 W16 N26 $
FOP=[YR=2017;ORIG=-61,55] S8 E16 E24 N8 W40 $
STR=[YR=2017;ORIG=39,20] S6 W3 N3 W8 N3 E11 $
FST=[YR=2017;ORIG=-70,17] E8 N4 W8 S4 $
STP=[YR=2017;ORIG=-45,63] S3 E8 N3 W8 $
PTR=[ORIG=0,0] E20 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	1,328.00	SF	5.20	5.20	100	2017	2017	3	97	6,698	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
3	0861	POOL GUNIT	0	100	0	0	619.00	SF	85.00	85.00	100	2017	2017	3	84	44,197	
4	0855	CONC PAVER	0	100	0	0	1,271.00	SF	10.00	10.00	100	2017	2017	3	97	12,329	

LAND DESCRIPTION

TOTAL OB/XF 65,184

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	005000	C	RURAL HOME	100		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,000							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	8.06	AC		1.00	1.00	1.00	730.00	730.00	5,884							
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.06	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,480							

REVIEW DATE 05/09/2024 BY TW Total Acres: 15.06 Total Land Value: 104,384 Market: 64,480 Agricultural: 5,884 Common: 98,500 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

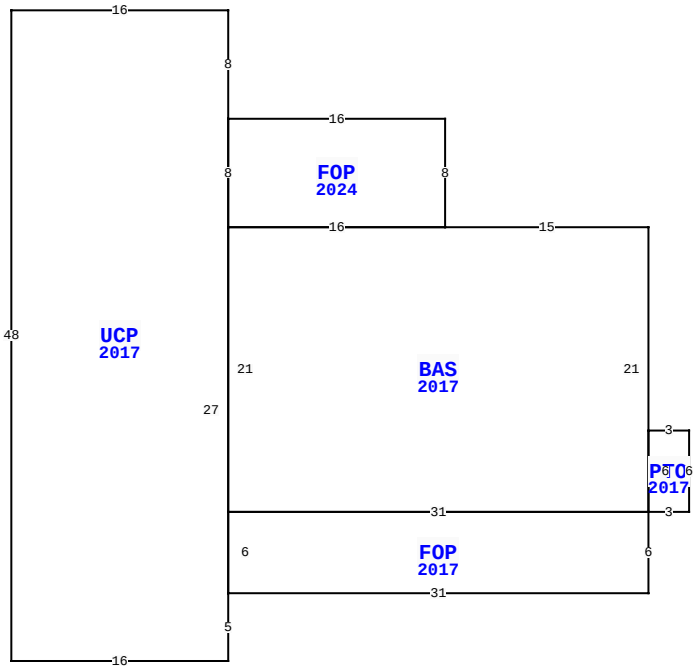
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	651	100	651	16,491
FOP	186	30	56	1,418
FOP	128	30	38	963
PTO	18	5	1	25
UCP	768	20	154	3,901
TOTALS	1,751		900	22,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	77.0040	26.95	24,255	2017	2017	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2020 Heated Area: 651 HX Base Yr 2020



55025 COUNTREE LIFE WAY, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTOR: PREMIER HOMES OF N FL						
GRANTEE: HUNTER KENNETH W &						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2017;ORIG=-31,0] N8 N8 W16 S48 E16 N5 N27 $
BAS=[YR=2017;ORIG=0,0] W15 W16 S21 E31 N21 $
FOP=[YR=2017;ORIG=-31,27] E31 N6 W31 S6 $
PTO=[YR=2017;ORIG=0,21] E3 N6 W3 S6 $
FOP=[YR=2024;ORIG=-31,-8] E16 S8 W16 N8 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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