PT SW1/4 OF SEC 27-3N-25E &
PT OF SE1/4 OF SEC 28-3N-25E
IN OR 2689/711

PHILLIPS JOINT REVOCABLE TRUST/PHILLIPS DOUGLAS KE
55060 COUNTREE LIFE WAY
CALLAHAN, FL 32011

2024

27-3N-25-0000-0003-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

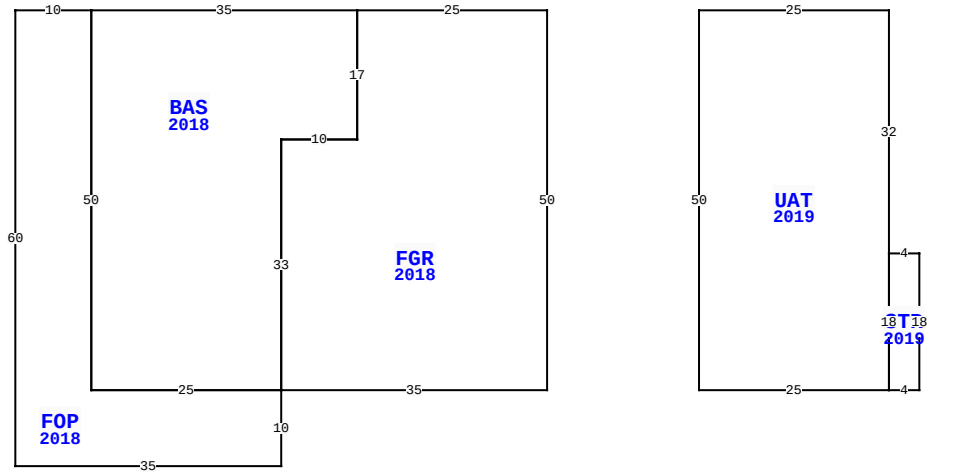
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	05	STEEL 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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1,420	160,298
FGR	1,580	55	869	98,098
FOP	850	30	255	28,786
STR	72	10	7	790
UAT	1,250	10	125	14,111
TOTALS	5,172		2,676	302,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,676	92.6208	115.78	309,827	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 1420 HX Base Yr 2019



55060 COUNTREE LIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,081
TOTAL MARKET OB/XF VALUE		72,867
TOTAL LAND VALUE - MARKET		165,040
TOTAL MARKET VALUE		539,988
SOH/AGL Deduction		137,150
ASSESSED VALUE		402,838
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		352,838
TOTAL JUST VALUE		539,988
NCON VALUE		22,162
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,634

SFR IS BARNDOMINIUM
POLE SHED (50X20) NEXT TO SFR
(20X50) 1000 SQFT CARPORT/ LEAN TO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2306232	CARPORT	33,240	05/12/2023
2003448	SWIM POOL	30,000	04/22/2020
17005470	CO ISSUED	0	03/14/2018
17005470	NEW CONSTR	404,432	09/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/711	1/17/2024	WD	U	I	11	100
GRANTOR: PHILLIPS DOUGLAS K &						
GRANTEE: PHILLIPS JOINT REVO						
2102/1240	2/11/2017	WD	U	V	11	100
GRANTOR: WILLIAMS JOHNNY C & K						
GRANTEE: PHILLIPS DOUGLAS K						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W25 BAS=[YR=2018] W35 FOP=[YR=2018] W10 S60 E35 N10 W25 N50$ S50 E25 N33 E10 N17$ S17 W10 S33 E35 N50$ PTR=E20 UAT=[YR=2019] E25 S32 STR=[YR=2019] E4 S18 W4 N18$ S18 W25 N50$ 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	1,896.00	SF	5.20	5.20	100	2018	2018	3	97	9,563	
2	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2020	2020	3	93	30,988	
3	0855	CONC PAVER	0	100	0	0	862.00	SF	10.00	10.00	100	2020	2020	3	99	8,534	
4	1242	WD DECK A	0	100	10	18	180.00	SF	10.00	10.00	100	2020	2020	3	90	1,620	
5	0680	POLE SHED	1	100	50	20	1,000.00	SF	10.00	10.00	100	2024	2023		100	10,000	
6	0680	POLE SHED	1	100	16	8	128.00	SF	10.00	10.00	100	2024	2020		93	1,190	
7	0811	CONCRETE B	1	100	46	35	1,610.00	SF	5.20	5.20	100	2024	2023		100	8,372	
8	0810	CONCRETE A	1	100	20	20	400.00	SF	6.50	6.50	100	2024	2023		100	2,600	

LAND DESCRIPTION

TOTAL OB/XF 72,867

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	000115	C	SFR ACRES	100		OR	0.00	0.00	10.32	AC		1.00	1.00	1.00	16,000.00	16,000.00	165,040							

REVIEW DATE 08/07/2023 BY KW Total Acres: 10.32 Total Land Value: 165,040 Market: 0 Agricultural: 0 Common: 165,040 PRINTED 08/06/2024 BY SYS