LOT 2
IN OR 2030/333
THE TRAILS PB 6/296

PORTER JOHN C
55112 PEACEFUL TRAIL DR
CALLAHAN, FL 32011

2025

27-2N-25-8600-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

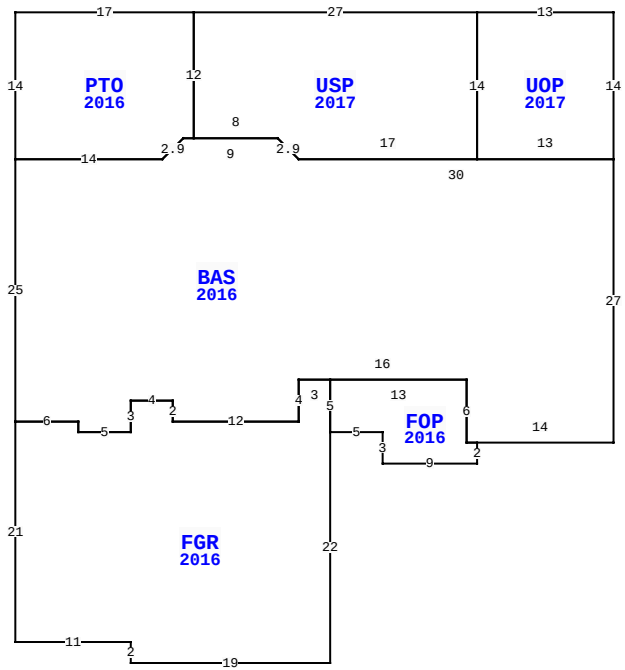
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	2016	1,408	193,583
FGR	683	55	2016	376	51,695
FOP	91	30	2016	27	3,712
PTO	234	5	2016	12	1,650
UOP	182	20	2017	36	4,949
USP	360	30	2017	108	14,849
TOTALS	2,958			1,967	270,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,967	108.7800	143.59	282,442	2016	2016	0	0	0	4.25	95.75

1 SNGL FAM – 100% - 2018 Heated Area: 1408 HX Base Yr 2018



55112 PEACEFUL TRAIL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		298,379
TOTAL MARKET OB/XF VALUE		45,643
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		399,022
SOH/AGL Deduction		155,925
ASSESSED VALUE		243,097
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,375
TOTAL JUST VALUE		399,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002402	GARAGE	57,014	04/01/2019
B1702505	SWIM POOL	0	03/27/2017
B1632918	CO ISSUED	0	01/20/2017
B1632918	NEW CONSTR	187,143	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2030/0333	2/19/2016	WD	Q	V	01	28,900
GRANTOR: THRIFT TIMOTHY & AMBE						
GRANTEE: PORTER JOHN C						
1638/1318	8/27/2009	WD	Q	V	01	34,500
GRANTOR: CONWAY SHAWN & JODI R						
GRANTEE: THRIFT TIMOTHY & AM						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W13 USP=[YR=2017] W27 PTO=[YR=2016] W17 S14 BAS=[YR=2016] S25 FGR=[YR=2016] S21 E11 S2 E19 N22 FOP=[YR=2016] E5 S3 E9 N2 W1 N6 W13 S5$ N5 W3 S4 W12 N2 W4 S3 W5 N1 W6$ E6 S1 E5 N3 E4 S2 E12 N4 E16 S6 E14 N27 W30 U2 L2 W9 D2 L2 W14$ E14 U2 R2 E1 N12$ S12 E8 D2 R2 E17 N14$S14 E13 N14$.

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	1,894.00	SF	5.20	5.20	100	2016	2016	3	95	9,356	
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2017	2017	3	81	30,983	
3	0845	KOOL DECK	0	100	0	0	762.00	SF	7.25	7.25	100	2017	2017	3	96	5,304	

LAND DESCRIPTION

TOTAL OB/XF 45,643

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	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/29/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

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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	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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

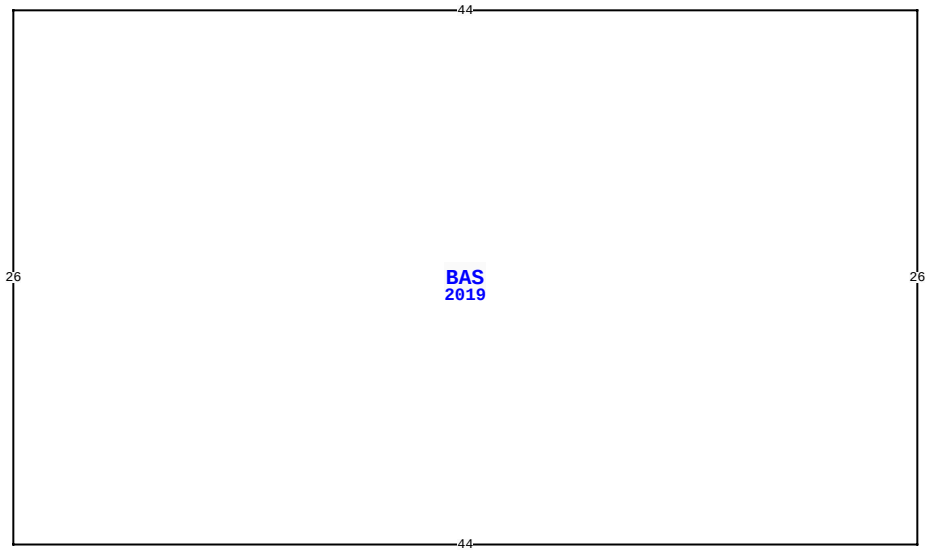
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8023.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2019	1,144	27,941
TOTALS	1,144			1,144	27,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,144	69.4830	25.71	29,412	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2018 Heated Area: 1144 HX Base Yr 2018



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GRANTOR: CONWAY SHAWN & JODI R						
GRANTEE: THRIFT TIMOTHY & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W44 S26 E44 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/29/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS