

LOT 7  
IN OR 2237/1359  
THE TRAILS PB 6/296

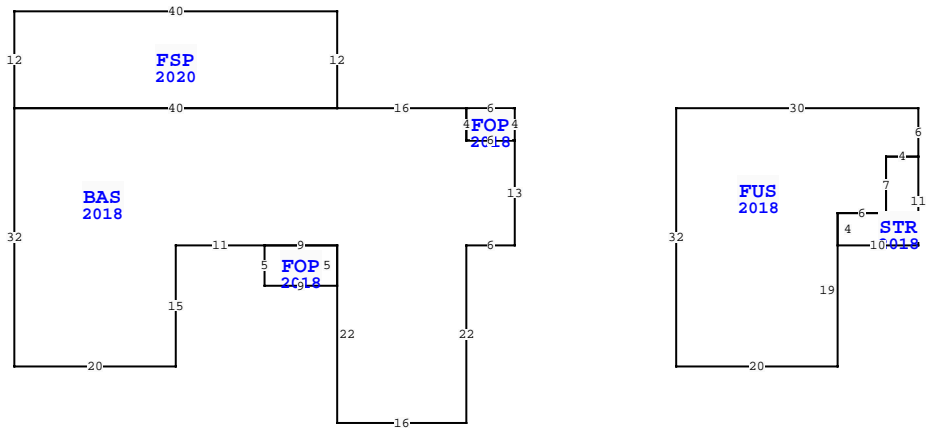
THOMAS ROBERT ANDREW & JAMI R  
55238 PEACEFUL TRAIL DRIVE  
CALLAHAN, FL 32011

2025

27-2N-25-8600-0007-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8023.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,682	100	2018
FOP	24	30	2018
FOP	45	30	2018
FSP	480	40	2020
FUS	742	100	2018
STR	68	10	2018
TOTALS	3,041		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,644	117.2160	154.73	409,106	2018	2018		0	3.00	97.00
1 SNGL FAM - 100% - 2019 Heated Area: 2424 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			486,317
TOTAL MARKET OB/XF VALUE			1,300
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			542,617
SOH/AGL Deduction			155,926
ASSESSED VALUE			386,691
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			335,969
TOTAL JUST VALUE			542,617
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			494,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-16707	CO		10/16/2023
B2216707	NEW CONSTR- ACCES	203,968	11/08/2022
18011422	CO ISSUED	0	11/15/2018
18002815	NEW CONSTR	301,356	05/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2237/1359	11/16/2018	WD Q	Q	I	01	235,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: THOMAS ROBERT ANDRE						
2182/1727	3/09/2018	WD Q	Q	V	01	37,800
GRANTOR: YOUNG JONATHAN S						
GRANTEE: YOUNG AMERICAN HOME						

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
1	0810	CONCRETE A	1	100	50	4			6.50	100	2024	2023		100	1,300	

BLD DATE 03/03/2023 NW LGL DATE 03/28/2025 MLU  
XF DATE  
INC DATE

55238 PEACEFUL TRAIL DR, CALLAHAN

BUILDING NOTES											
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**BUILDING DIMENSIONS**  
FOP=[YR=2018] W6 BAS=[YR=2018] W16 FSP=[YR=2020] N12 W40 S12 E40\$ W40 S32 E20 N15 E11 FOP=[YR=2018] S5 E9 N5 W9\$ E9 S22 E16 N22 E6 N13 W6 N4\$ S4 E6 N4\$ PTR= E20 FUS=[YR=2018] E30 S6 STR=[YR=2018] S11 W10 N4 E6 N7 E4\$ W4 S7 W6 S19 W20 N32\$ W20\$.

LAND DESCRIPTION												TOTAL OB/XF												
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
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							

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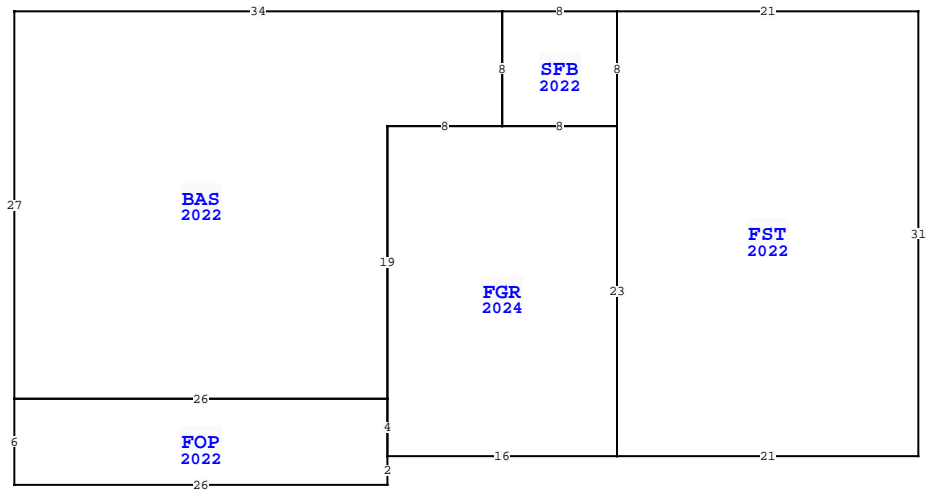
THOMAS ROBERT ANDREW & JAMI R  
55238 PEACEFUL TRAIL DRIVE  
CALLAHAN, FL 32011

**2025**

27-2N-25-8600-0007-0000  
[Barcode]

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1.5	1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	ACCESSORY U	-	100%	-	2024							
Heated Area: 817						HX Base Yr 2019						



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	766	100	2022	766	48,135
FGR	368	55	2024	202	12,694
FOP	156	30	2022	47	2,953
FST	651	55	2022	358	22,497
SFB	64	80	2022	51	3,205
TOTALS	2,005			1,424	89,484

55238 PEACEFUL TRAIL DR, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	03/28/2025
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			PAGE 2 of 2	6
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GRANTOR: YOUNG JONATHAN S						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=-7,3] W34 S27 E26 N19 E8 N8 \$	
FST=[YR=2022;ORIG=1,3] S8 S23 E21 N31 W21 \$	
SFB=[YR=2022;ORIG=1,11] N8 W8 S8 E8 \$	
FOP=[YR=2022;ORIG=-41,36] E26 N2 N4 W26 S6 \$	
FGR=[YR=2024;ORIG=1,34] W16 N4 N19 E8 E8 S23 \$	

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												
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