

LOT 11
IN OR 1385/1858
THE TRAILS PB 6/296

MAGNESS WILLARD G & OLIVIA C
55175 PEACEFUL TRAIL DRIVE
CALLAHAN, FL 32011

2025

27-2N-25-8600-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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

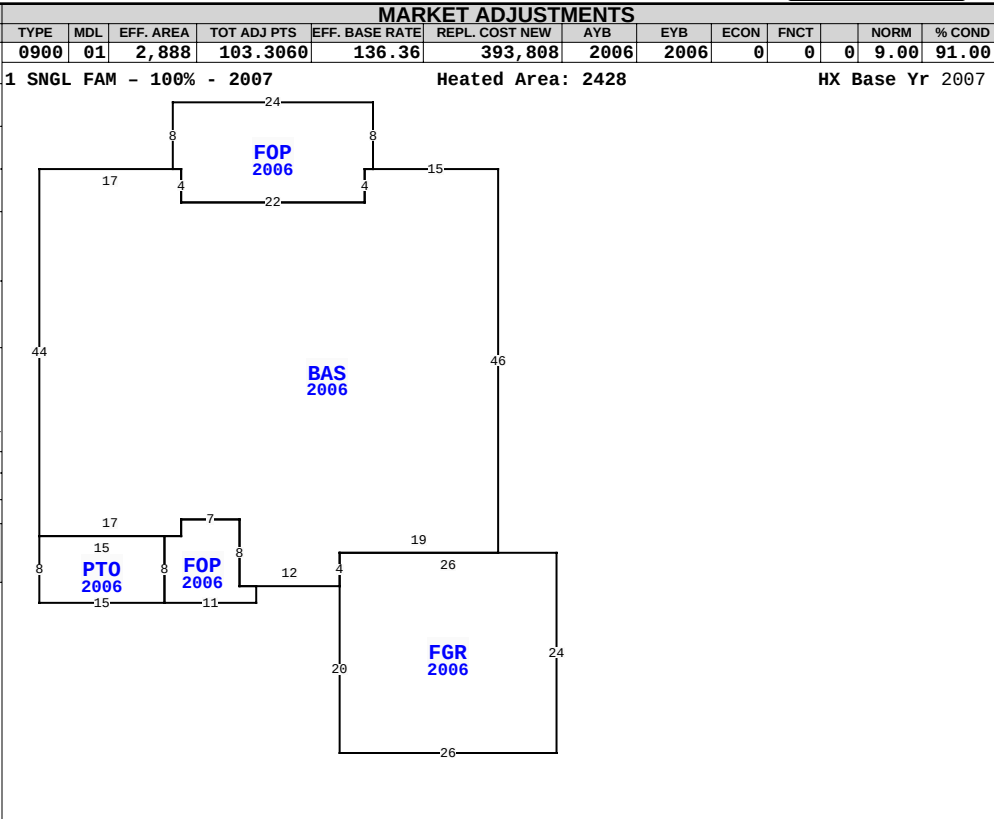
MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8023.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,428	100	2006	2,428	301,285
FGR	624	55	2006	343	42,562
FOP	90	30	2006	27	3,351
FOP	280	30	2006	84	10,423
PTO	120	5	2006	6	744

TOTALS	3,542			2,888	358,365
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,198.00	SF	4.00	4.00	
2	0472	VF 2 RAIL	0	100	0	0	155.00	LF	15.00	15.00	
3	0473	VF 3 RAIL	0	100	0	0	258.00	LF	7.50	7.50	



55175 PEACEFUL TRAIL DR, CALLAHAN	BLD DATE	LGL DATE	03/28/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	100	0	0	1,198.00	SF	4.00	4.00	100	2006	2006	3	86	4,121	
2	0472	VF 2 RAIL	0	100	0	0	155.00	LF	15.00	15.00	100	2017	2017	3	90	2,093	
3	0473	VF 3 RAIL	0	100	0	0	258.00	LF	7.50	7.50	100	2017	2017	3	90	1,742	

LAND DESCRIPTION										TOTAL OB/XF										7,956	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000134	C	RES POND	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00					
REVIEW DATE		06/29/2021		BY	KBA		Total Acres: 0.00		Total Land Value: 55,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												6											
VALUATION BY						STANDARD																	
Tax Group: 6						Tax Dist:																	
BUILDING MARKET VALUE												358,365											
TOTAL MARKET OB/XF VALUE												7,956											
TOTAL LAND VALUE - MARKET												55,000											
TOTAL MARKET VALUE												421,321											
SOH/AGL Deduction												200,523											
ASSESSED VALUE												220,798											
TOTAL EXEMPTION VALUE						HX HB VX						55,722											
BASE TAXABLE VALUE												165,076											
TOTAL JUST VALUE												421,321											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												365,201											

OWNER ALSO LOT 10 (FENCED W/ LOT 11)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15923	ELEC OTHER	4,000	10/01/2005
M10414	MECH OTHER	0	10/01/2005
C15881	CO ISSUED	180,432	08/01/2005
B15881	NEW CONSTR	180,432	08/01/2005
P09930	OTHER	0	08/01/2005
R08111	REPAIR/RRF	2,000	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1385/1858	2/01/2006	WD	Q	I		275,000	
GRANTOR: FIRST COAST HOME							
GRANTEE: MAGNESS WILLARD G &							
1331/0148	7/06/2005	QC	U	V	19	29,000	
GRANTOR: HODGE THOMAS							
GRANTEE: FIRST COAST HOME CO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W15 FOP=[YR=2006] N8 W24 S8 E1 S4 E22 N4 E1\$ W1 S4 W22 N4 W17 S44 PTO=[YR=2006] S8 E15 FOP=[YR=2006] E11 N2 W2 N8 W7 S2 W2 S8\$ N8 W15\$ E17 N2 E7 S8 E12 FGR=[YR=2006] S20 E26 N24 W26 S4\$ N4 E19 N46\$.											