

WAYBRIGHT JIMMY & MERRY
55046 COUNTRY TRAIL DR
CALLAHAN, FL 32011

27-2N-25-8600-0014-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structur

2003

FACE BRICK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type

1305111404

STAND SEAM 100 DRYWALL 100 CLAY TILE 50 CARPET 50 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

4 100
2 100 WOOD FRAME 100

Stories Units Occupancy

1.0000

1. 100
0 100 NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8023.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,882

100

2005

1,882

259,905

FGR

600

55

2005

330

45,574

FOP

102

30

2005

31

4,281

FOP

336

30

2025

101

13,948

FST

143

55

2005

79

10,910

PTO

108

5

2010

5

690

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PCT

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

090001

2,428122.0100161.05

391,0292005

20050

014.2585.75

1 SNGL FAM - 100% - 2017

Heated Area: 1882

HX Base Yr 2017

9

28

12

12

12

12

11

13

11

13

25

24

24

15

2

23

17

17

35

35

51

PTO2010

FOP2025

FST2005

FGR2005

BAS2005

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/28/2025

MLU

EXTRA FEATURES

55046 COUNTRY TRAIL DR, CALLAHAN

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

10500

FP-PRE FAB

0100

0

0

1.00

UT

3,500.00

3,500.00

100

2005

2005

3

88

3,080

20812

CONCRETE C

0100

0

0

3,096.00

SF

4.00

4.00

100

2005

2005

3

84

10,403

30940

SHEDS/PORT

0100

8

12

96.00

SF

19.50

19.50

100

2000

2000

3

20

374

LAND DESCRIPTION

TOTAL OB/XF

13,857

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

1000134

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

55,000

REVIEW DATE

10/08/2024

BY

TW

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

335,307

13,857

55,000

404,164

190,204

213,960

50,722

163,238

404,164

36,916

322,329

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B240003268

28X12 ADD H336

55,665

03/21/2024

M09435

MECH OTHER

0

03/01/2005

E14441

ELEC OTHER

0

02/01/2005

B0514332

NEW CONSTR

136,982

02/01/2005

P08941

OTHER

0

02/01/2005

R07077

REPAIR/RRF

1,500

02/01/2005

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1904/0465

1/21/2014

SW

U

I

12

140,000

GRANTOR: THE BANK OF NEW YORK

GRANTEE: WAYBRIGHT JIMMY & M

1890/0581

11/21/2013

CT

U

I

18

100

GRANTOR: CLERK OF COURT

GRANTEE: THE BANK OF NEW YOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-13,0] W11 W51 S35 E35 E15 N24 E12 N11 \$

FGR=[YR=2005;ORIG=-23,35] E23 N24 W25 S24 E2 \$

PTO=[YR=2010;ORIG=-52,-12] W9 S12 E9 N12 \$

FST=[YR=2005;ORIG=0,0] W13 S11 E13 N11 \$

FOP=[YR=2005;ORIG=-40,35] S6 E17 N6 W17 \$

FOP=[YR=2025;ORIG=-52,0] E28 N12 W28 S12 \$