

LOT 16  
IN OR 1718/1915  
THE TRAILS PB 6/296

OWENS SARAH C & LARRY K  
55108 COUNTRY TRAIL  
CALLAHAN, FL 32011

2025

27-2N-25-8600-0016-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 20               | FACE BRICK 100   |      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 11               | CLAY TILE 50     |      |              |                      |
| Interior Floor           | 14               | CARPET 50        |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 3 100            |      |              |                      |
| 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           |                      |
| NEIGHBORHOOD/LOC         | 8023.00          |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,883            | 100              | 2005 | 1,883        | 249,624              |
| FGR                      | 529              | 55               | 2005 | 291          | 38,577               |
| FOP                      | 207              | 30               | 2005 | 62           | 8,219                |
| USP                      | 300              | 30               | 2015 | 90           | 11,931               |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 2,919            |                  |      | 2,326        | 308,352              |

| MARKET ADJUSTMENTS       |     |           |             |                   |                |      |      |                 |      |         |        |
|--------------------------|-----|-----------|-------------|-------------------|----------------|------|------|-----------------|------|---------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM    | % COND |
| 0900                     | 01  | 2,326     | 112.2100    | 148.12            | 344,527        | 2005 | 2010 | 0               | 0    | 0 10.50 | 89.50  |
| 1 SNGL FAM - 100% - 2018 |     |           |             | Heated Area: 1883 |                |      |      | HX Base Yr 2018 |      |         |        |
|                          |     |           |             |                   |                |      |      |                 |      |         |        |

| EXTRA FEATURES |             |             |     |     |   |   | 55108 COUNTRY TRAIL DR, CALLAHAN |    |          |                | 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              | 0500        | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00                             | UT | 3,500.00 | 3,500.00       | 100       | 2005    | 2005        | 3 | 88      | 3,080            |       |  |
| 2              | 0812        | CONCRETE C  | 0   | 100 | 0 | 0 | 2,282.00                         | SF | 4.00     | 4.00           | 100       | 2005    | 2005        | 3 | 84      | 7,668            |       |  |
| 3              | 0476        | VF 6 SBPL   | 0   | 100 | 0 | 0 | 366.00                           | LF | 32.00    | 32.00          | 100       | 2011    | 2011        | 3 | 78      | 9,135            |       |  |
| 4              | 0479        | VF PICKET   | 0   | 100 | 0 | 0 | 108.00                           | LF | 10.00    | 10.00          | 100       | 2011    | 2011        | 3 | 78      | 842              |       |  |
| 5              | 0861        | POOL GUNIT  | 0   | 100 | 0 | 0 | 480.00                           | SF | 85.00    | 85.00          | 100       | 2015    | 2015        | 3 | 75      | 30,600           |       |  |
| 6              | 0855        | CONC PAVER  | 0   | 100 | 0 | 0 | 837.00                           | SF | 10.00    | 10.00          | 100       | 2015    | 2015        | 3 | 95      | 7,952            |       |  |
| 7              | 0810        | CONCRETE A  | 0   | 100 | 0 | 0 | 226.00                           | SF | 6.50     | 6.50           | 100       | 2017    | 2017        | 3 | 96      | 1,410            |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |
|                |             |             |     |     |   |   |                                  |    |          |                |           |         |             |   |         |                  |       |  |

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