

GORE JOHNNY B & CHERY C
55262 COUNTRY TRAIL DR
CALLAHAN, FL 32011-0010

27-2N-25-8600-0019-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6	
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 6					Tax Dist:			
BUILDING MARKET VALUE					425,561			
TOTAL MARKET OB/XF VALUE					52,972			
TOTAL LAND VALUE - MARKET					55,000			
TOTAL MARKET VALUE					533,533			
SOH/AGL Deduction					235,285			
ASSESSED VALUE					298,248			
TOTAL EXEMPTION VALUE					HX HB		50,722	
BASE TAXABLE VALUE					247,526			
TOTAL JUST VALUE					533,533			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					550,355			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
21010546		REPAIR/RRF			29,000		08/11/2021	
E21293		NEW CONSTR/GARAGE			1,000		10/01/2008	
P13314		OTHER			0		07/01/2008	
R11364		REPAIR/RRF			1,500		06/01/2008	
B18262		SCRN RM			8,000		10/31/2006	
B17822		SWIM POOL			41,670		05/01/2006	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1182/0851		10/22/2003		WD	Q	V		29,500
GRANTOR: ADR INVESTMENTS LTD								
GRANTEE: GORE JOHNNY B & CHE								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2005;ORIG=0,0] W25 S17 W5 N2 W7 S2 W17 W23 S29 E15 S8 E13 N5 E5 S5 E13 N6 E6 N17 E18 N1 E7 N30 \$ FGR=[YR=2005;ORIG=-25,48] S17 E25 N35 W7 S1 W18 S17 \$ USP=[YR=2007;ORIG=-25,0] W29 S17 E17 N2 E7 S2 E5 N17 \$ FUS=[YR=2005;ORIG=15,30] E10 S34 W10 N34 \$ FOP=[YR=2005;ORIG=-62,54] S6 E31 N6 W13 N5 W5 S5 W13 \$ PTR=[ORIG=0,0] E15 W15 \$.								
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
55,000								
Common: 55,000								
PRINTED 07/30/2025 BY SYS								

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