LOT 24
IN OR 1459/735
THE TRAILS PB 6/296

ANDREWS DARRELL & SANDRA
55153 COUNTRY TRAIL DRIVE
CALLAHAN, FL 32011

2025

27-2N-25-8600-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

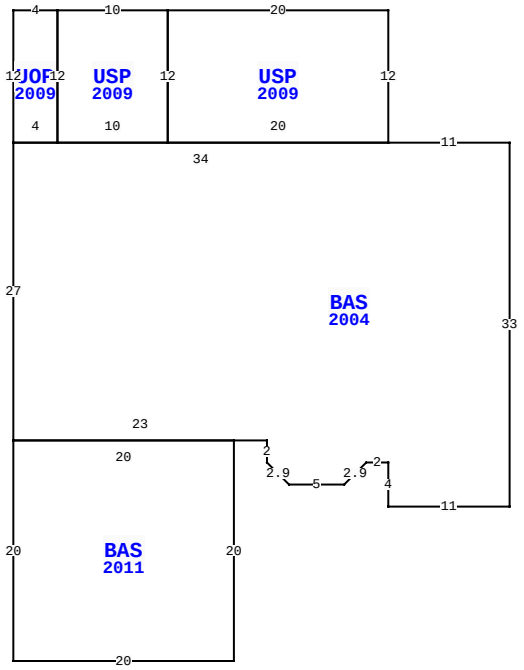
NEIGHBORHOOD/LOC 8023.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,317	100	2004	1,317	168,172
BAS	400	100	2011	400	51,077
UOP	48	20	2009	10	1,277
USP	120	30	2009	36	4,597
USP	240	30	2009	72	9,194
TOTALS	2,125			1,835	234,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,835	109.0000	143.88	264,020	2004	2009	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2007 Heated Area: 1717 HX Base Yr 2007



55153 COUNTRY TRAIL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		234,318
TOTAL MARKET OB/XF VALUE		12,012
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		301,330
SOH/AGL Deduction		150,745
ASSESSED VALUE		150,585
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,863
TOTAL JUST VALUE		301,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-11598	REPLACE DOOR	7,195	09/12/2023
21001964	REPAIR/RRF	10,730	02/19/2021
B24864	REMODEL	25,136	06/01/2011
B12912	NEW CONSTR	95,134	05/01/2004
R6231	REPAIR/RRF	1,200	05/01/2004
W270	XFOB	0	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/0735	11/15/2006	WD	Q	I		190,000
GRANTOR: GREENE KENNETH L JR						
GRANTEE: ANDREWS DARRELL & S						
1225/1465	4/27/2004	WD	U	V	19	28,000
GRANTOR: ADR INVESTMENTS LTD						
GRANTEE: GREENE KENNETH L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 USP=[YR=2009] N12 W20 USP=[YR=2009] W10 UOP=[YR=2009] W4 S12 E4 N12$ S12 E10 N12$ S12 E20$ W34 S27 BAS=[YR=2011] S20 E20 N20 W20$ E23 S2 D2 R2 E5 R2 U2 E2 S4 E11 N33$.

EXTRA FEATURES

LN	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	1,366.00	SF	4.00	4.00	100	2004	2004	3	83	4,535	
2	0510	GARAGE WD-	0	100	21	20	420.00	SF	35.00	35.00	100	2005	2005	3	36	5,292	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2005	2005	3	22	1,320	
4	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	2015	2015	3	95	865	

LAND DESCRIPTION

TOTAL OB/XF 12,012

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 07/20/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS