LOT 28
THE TRAILS PB 6/296

GIVEN DUKE EARL & ELIZABETH
55075 COUNTRY TRAIL DRIVE
CALLAHAN, FL 32011

2025

27-2N-25-8600-0028-0000

BUILDING CHARACTERISTICS

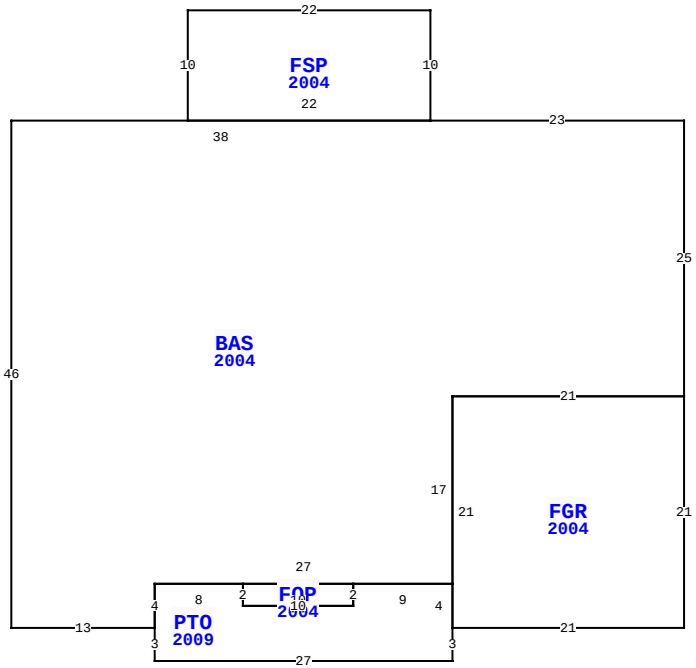
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	8023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	2004	2,257	307,278
FGR	441	55	2004	243	33,083
FOP	20	30	2004	6	817
FSP	220	40	2004	88	11,981
PTO	169	5	2009	8	1,089
TOTALS	3,107			2,602	354,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,602	121.3440	160.17	416,762	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2022 Heated Area: 2257 HX Base Yr 2022



55075 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		376,907
TOTAL MARKET OB/XF VALUE		50,947
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		482,854
SOH/AGL Deduction		116,457
ASSESSED VALUE		366,397
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		315,675
TOTAL JUST VALUE		482,854
NCON VALUE		47,882
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003046	6500 24*41	63,162	03/15/2024
B23700	REPAIR/RRF	5,210	06/01/2010
B23336	ADDITION	10,907	03/01/2010
B12169	NEW CONSTR	160,160	01/01/2004
R5746	REPAIR/RRF	1,900	01/01/2004
W101	XFOB	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/1322	9/24/2021	WD	Q	I	01	425,000
GRANTOR: TECHLIN STEVEN & SAIR						
GRANTEE: GIVEN DUKE EARL & E						
2378/0743	7/10/2020	WD	Q	I	01	335,000
GRANTOR: ADKINS CURTIS & JENNY						
GRANTEE: TECHLIN STEVEN & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 FSP=[YR=2004] N10 W22 S10 E22$ W38 S46 E13 PTO=[YR=2009] S3 E27 N3 FGR=[YR=2004] E21 N21 W21 S21$ N4 W9 FOP=[YR=2004] W10S2 E10 N2$ S2 W10 N2 W8 S4$ N4E27 N17 E21 N25$.

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	1,101.00	SF	4.00	4.00	100	2004	2004	3	83	3,655	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	2010	2010	3	40	2,246	
3	0855	CONC PAVER	0	100	0	0	1,568.00	SF	7.00	7.00	100	2011	2011	3	91	9,988	
4	0845	KOOL DECK	0	100	0	0	704.00	SF	7.25	7.25	100	2010	2010	3	90	4,594	
5	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	2010	2010	3	56	19,040	
6	0462	ST/AL FNC	0	100	0	0	2,040.00	SF	10.00	10.00	100	2010	2010	3	56	11,424	

LAND DESCRIPTION

TOTAL OB/XF 50,947

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 10/08/2024 BY TWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

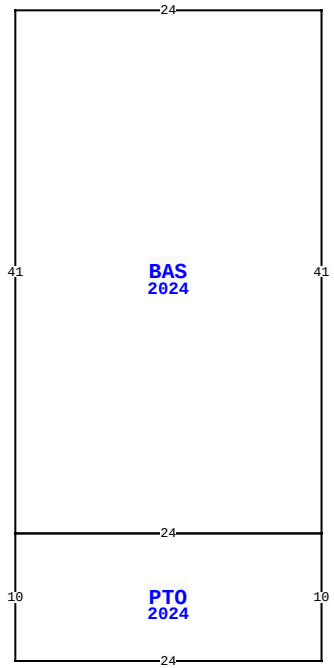
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	984	100	2024	984	22,386
PTO	240	5	2024	12	273
TOTALS	1,224			996	22,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	996	62.1000	22.98	22,888	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 984 HX Base Yr 2022



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GRANTOR: ADKINS CURTIS & JENNY						
GRANTEE: TECHLIN STEVEN & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,-1] E24 S41 W24 N41 $
PTO=[YR=2024;ORIG=50,40] E24 S10 W24 N10 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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