

LOT 31  
IN OR 1995/63  
THE TRAILS PB 6/296

RUIZ MARIA & MIGUEL Z  
55091 PEACEFUL TRAIL DR  
CALLAHAN, FL 32011

2025

27-2N-25-8600-0031-0000



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 17               | CB STUCCO 100    |
| Roof Structure           | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floor           | 14               | CARPET 80        |
| Interior Floor           | 08               | SHT VINYL 20     |
| 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      |
| BAS                      | 1,579            | 100              |
| FEP                      | 200              | 80               |
| FGR                      | 483              | 55               |
| FOP                      | 80               | 30               |
| PTO                      | 100              | 5                |
| TOTALS                   | 2,442            | 2,034            |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |       |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0900               | 01  | 2,034     | 106.8200    | 141.00         | 286,794        | 2003 | 2003 | 0    | 0    | 0    | 10.50  | 89.50 |

1 SNGL FAM - 100% - 2004

Heated Area: 1579

HX Base Yr 2004

Floor plan diagram showing various rooms and areas labeled with codes like FEP, PTO, BAS, FGR, FOP. Dimensions are provided for several areas.

- FEP 2005 (20x10)
- PTO 2005 (10x10)
- BAS 2003 (42x21)
- FGR 2003 (23x21)
- FOP 2003 (6x6)

Dimensions: 20, 10, 10, 20, 9, 42, 21, 23, 15, 21, 23, 12, 16, 5, 2, 8, 3, 6.

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 03/28/2025 |

ML