PT OF NW1/4 & PT OF SW1/4 OF
SEC 27-3N-25E & PT OF SE1/4
OF SEC 28-3N-25E IN

HARMAN RICHARD A & GAYLA S
55081 COUNTREE LIFE WAY
CALLAHAN, FL 32011

2025

27-3N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

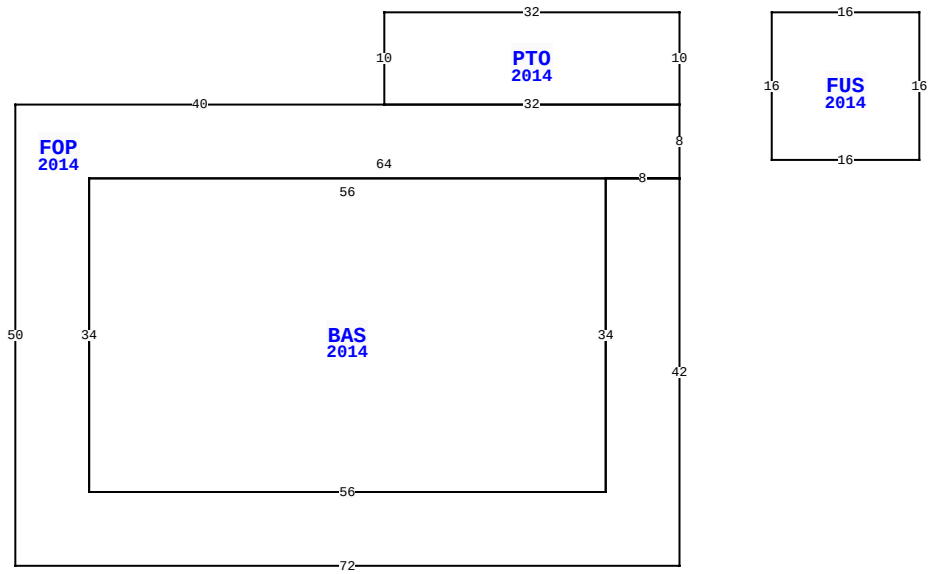
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	2014	1,904	261,986
FOP	1,696	30	2014	509	70,038
FUS	256	100	2014	256	35,225
PTO	320	5	2014	16	2,201
TOTALS	4,176			2,685	369,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,685	109.7280	144.84	388,895	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2015 Heated Area: 2160 HX Base Yr 2015



55081 COUNTREE LIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,629
TOTAL MARKET OB/XF VALUE		38,673
TOTAL LAND VALUE - MARKET		395,125
TOTAL MARKET VALUE		832,427
SOH/AGL Deduction		374,094
ASSESSED VALUE		458,333
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		407,611
TOTAL JUST VALUE		832,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		801,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002396	24*35 W/12* 35 LE	68,094	03/07/2025
B1632687	CARPORT	29,462	07/01/2016
B1327975	CO ISSUED	0	05/22/2014
B1327975	NEW CONSTR	271,467	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2537/0943	1/21/2022	QC	U	I	11	100
GRANTOR: HARMAN RICHARD A & GA						
GRANTEE: MORRISON TIMOTHY EA						
1849/0458	4/04/2013	WD	Q	I	02	140,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: HARMAN RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W32 S10 FOP=[YR=2014] W40 S50 E72 N42 W8
BAS=[YR=2014] W56 S34 E56 N34$ S34 W56 N34 E64 N8 W32$ E32
N10$ PTR=E10 FUS=[YR=2014] E16 S16 W16 N16$ W10$.

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	2,522.00	SF	4.00	4.00	100	2014	2014	3	94	9,483	
2	0680	POLE SHED	1	100	40	60	2,400.00	SF	10.00	10.00	100	2023	2014		71	17,040	
3	0680	POLE SHED	1	100	30	50	1,500.00	SF	10.00	10.00	100	2023	2017		81	12,150	

LAND DESCRIPTION

TOTAL OB/XF 38,673

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		OR	0.00	0.00	27.25	AC		1.00	1.00	1.00	14,500.00	14,500.00	395,125							

REVIEW DATE 06/30/2025 BY TW Total Acres: 27.25 Total Land Value: 395,125 Market: 0 Agricultural: 0 Common: 395,125 PRINTED 07/30/2025 BY SYS

PT OF NW1/4 & PT OF SW1/4 OF
SEC 27-3N-25E & PT OF SE1/4
OF SEC 28-3N-25E IN

HARMAN RICHARD A & GAYLA S
55081 COUNTREE LIFE WAY
CALLAHAN, FL 32011

2025

27-3N-25-0000-0003-0020

BUILDING CHARACTERISTICS

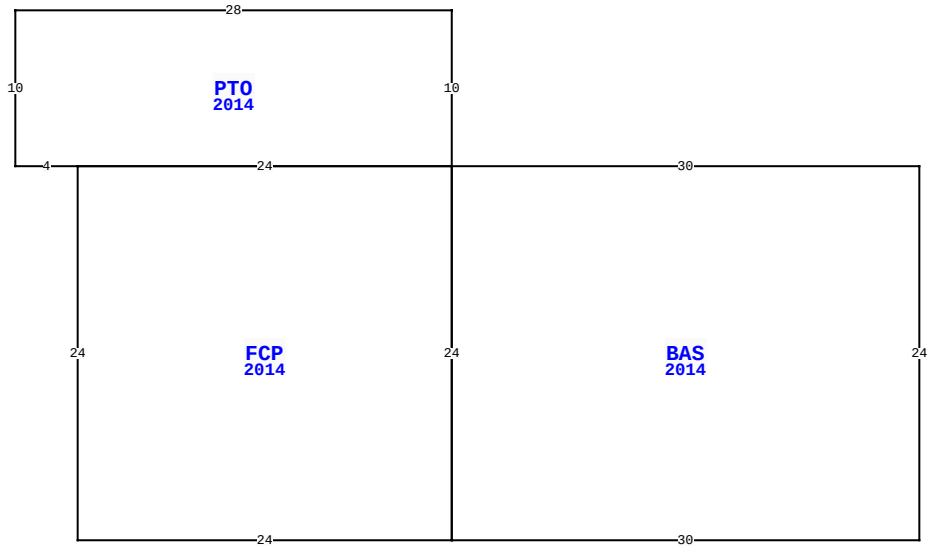
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2014	720	23,928
FCP	576	25	2014	144	4,786
PTO	280	5	2014	14	465
TOTALS	1,576			878	29,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	878	100.9260	37.34	32,785	2014	2014	0	0	0	11.00	89.00

2 GARAGE RES – 100% - 2015 Heated Area: 720 HX Base Yr 2015



55081 COUNTREE LIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		801,297

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GRANTEE: MORRISON TIMOTHY EA						
1849/0458	4/04/2013	WD	Q	I	02	140,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: HARMAN RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W30 PTO=[YR=2014] N10 W28 S10 E4 FCP=[YR=2014] S24 E24 N24 W24 $ E24$S24 E30 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/30/2025 BY TW Total Acres: 27.25 Total Land Value: 395,125 Market: 0 Agricultural: 0 Common: 395,125 PRINTED 07/30/2025 BY SYS