PT OF SW1/4 OF SEC 27-3N-25E

UNITED STATES
300 NORTH HOGAN STREET STE 9-1
JACKSONVILLE, FL 32202

2025

27-3N-25-0000-0003-0120

BUILDING CHARACTERISTICS

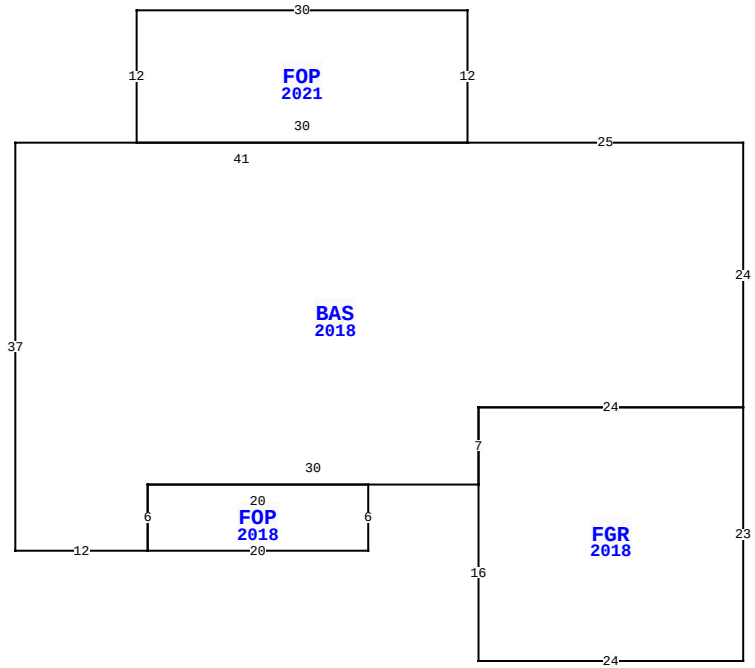
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,950	100	2018	1,950	304,086
FGR	552	55	2018	304	47,406
FOP	120	30	2018	36	5,614
FOP	360	30	2021	108	16,842
TOTALS	2,982			2,398	373,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,398	121.1672	159.94	383,536	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 1950 HX Base Yr 2019



55015 COUNTREE LIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,339
TOTAL MARKET OB/XF VALUE		101,872
TOTAL LAND VALUE - MARKET		233,275
TOTAL MARKET VALUE		733,486
SOH/AGL Deduction		329,126
ASSESSED VALUE		404,360
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		353,638
TOTAL JUST VALUE		733,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		707,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012285	SWIM POOL	57,114	12/10/2020
18002324	CO ISSUED	0	03/06/2018
17004770	GARAGE	37,875	08/01/2017
B1702604	NEW CONSTR	238,352	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2789/17	4/25/2025	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: UNITED STATES						
2110/1365	3/30/2017	WD	Q	V	01	110,000
GRANTOR: BRADDOCK RYAN M & MAR						
GRANTEE: HICKOX JAMES DARREL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2021] N12 W30 S12 E30$W41 S37 E12 FOP=[YR=2018] E20 N6 W20 S6$ N6 E30 FGR=[YR=2018] S16 E24 N23 W24 S7$ N7 E24 N24 $.

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	5,459.00	SF	4.00	4.00	100	2018	2018	3	97	21,181	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
3	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	2021	2021	3	93	43,003	
4	0855	CONC PAVER	0	100	0	0	3,024.00	SF	10.00	10.00	100	2021	2021	3	99	29,938	
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2021	2021	3	90	4,320	

LAND DESCRIPTION

TOTAL OB/XF 101,872

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	15.05	AC		1.00	1.00	1.00	15,500.00	15,500.00	233,275							

REVIEW DATE 02/05/2024 BY KWA Total Acres: 15.05 Total Land Value: 233,275 Market: 0 Agricultural: 0 Common: 233,275 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	06	ENG CENTRL 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 05

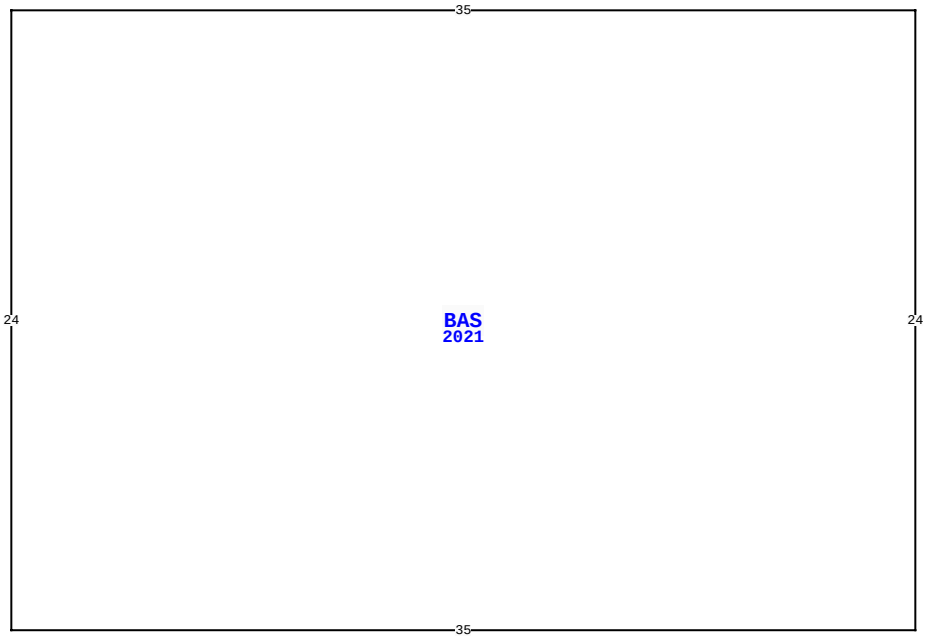
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2021	840	24,391
TOTALS	840			840	24,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	83.4900	30.89	25,948	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2019 Heated Area: 840 HX Base Yr 2019



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W35 S24 E35 N24$.

EXTRA FEATURES

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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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