

OWENS SARAH ANN & LARRY K JR
55108 COUNTRY TRAIL
CALLAHAN, FL 32011

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100								0800	02	1,266	117.6000	99.96	126,549	1997	1997		0		0	65.00	35.00	VALUATION BY					STANDARD														
Roof Structure	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0														Heated Area: 1216					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover	03	COMP SHNGL 100								10 20 UOP 2000 20 10 16 37 BAS 2000 76 16														BUILDING MARKET VALUE					44,292														
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					2,215														
Interior Floor	14	CARPET 90																						TOTAL LAND VALUE - MARKET					320,500														
Interior Floor	08	SHT VINYL 10																						TOTAL MARKET VALUE					98,917														
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction					10,400														
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE					88,517																												
Bedrooms		3 100								TOTAL EXEMPTION VALUE					0																												
Bathrooms		2 100								BASE TAXABLE VALUE					88,517																												
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE					367,007																												
Stories		1. 1. 100								NCON VALUE					0																												
Units		0 100								INCOME VALUE																																	
										PREVIOUS YEAR MKT VALUE					347,987																												
Quality	03	Quality Level 03																																									
DOR CODE	5000	IMPROVED AG																																									
MAP NUM						MKT AREA								08																													
NEIGHBORHOOD/LOC	8026.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,216	100	2000	1,216	42,543																																						
UOP	200	25	2000	50	1,749																																						
TOTALS						1,416			1,266	44,292																																	
EXTRA FEATURES						55009 FAMILY CT, CALLAHAN										BLD DATE				LGL DATE		05/21/2025		MLU																			
																XF DATE				LAND DATE		03/20/2025		KBA																			
																INC DATE				AG DATE																							
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																										
1	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2000	2000	3	20	288																											
2	0940	SHEDS/POR	0	0	10	8	80.00	SF	13.20	13.20	100	2000	2000	3	20	211																											
3	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2000	2000	3	20	96																											
4	0681	POLE SHED	0	0	30	12	360.00	SF	15.00	15.00	100	2003	2003	3	30	1,620																											
LAND DESCRIPTION						TOTAL OB/XF												2,215																									
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																			
1	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																										
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	390.00	390.00	7,410																										
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	275,500																										
REVIEW DATE						06/10/2021		BY		KBA		Total Acres: 20.00		Total Land Value: 52,410		Market: 275,500		Agricultural: 7,410		Common: 45,000		PRINTED 07/30/2025 BY SYS																					