LOT 9
EX ESMT OR 1420/1773
EX ESMT OR 1420/1768

SAWYER SHAYE B
55223 PEACEFUL TRAIL DR
CALLAHAN, FL 32011

2026

27-2N-25-8600-0009-0000

BUILDING CHARACTERISTICS

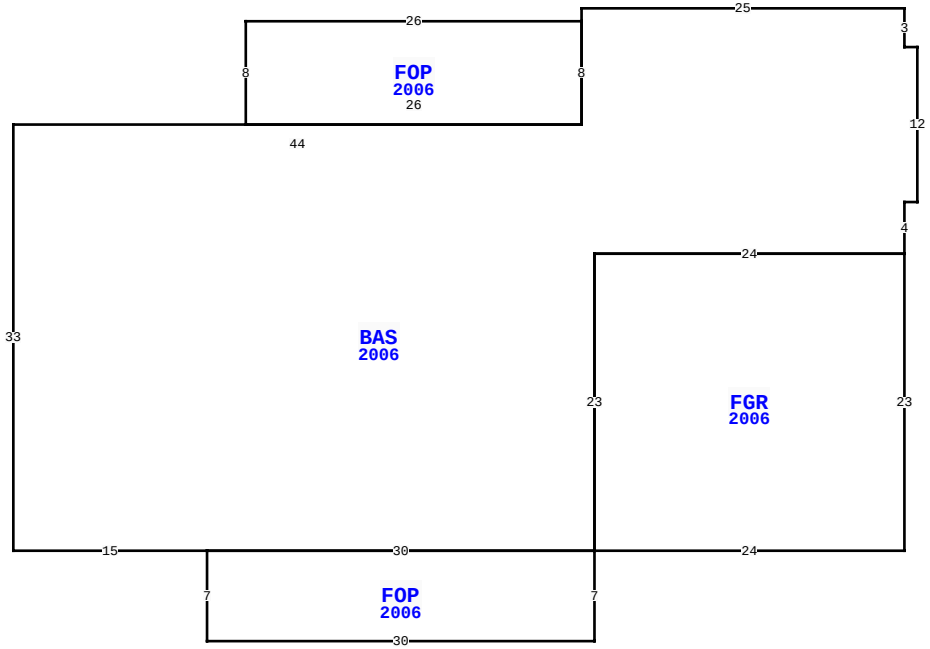
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,962	100	2006	1,962	266,295
FGR	552	55	2006	304	41,261
FOP	208	30	2006	62	8,415
FOP	210	30	2006	63	8,551
TOTALS	2,932			2,391	324,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,391	111.9160	155.56	371,944	2006	2008	0	0	0	12.75	87.25

1 SNGL FAM 100% - 2016 Heated Area: 1962 HX Base Yr 2016



55223 PEACEFUL TRAIL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	324,521
TOTAL MARKET OB/XF VALUE	44,260
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	424,781
SOH/AGL Deduction	203,163
ASSESSED VALUE	221,618
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	170,207
TOTAL JUST VALUE	424,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210787	REPAIR/RRF	30,000	12/01/2022
B20228	SWIM POOL	25,000	07/01/2007
M10998	TANKS/BLRS	0	02/01/2006
E16334	ELEC OTHER	0	12/01/2005
C16419	CO ISSUED	0	10/01/2005
B16419	NEW CONSTR	170,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0462	3/16/2023	QC	U	I	11	100
GRANTOR: SAWYER SHAYE B & JOHN						
GRANTEE: SAWYER SHAYE B						
2156/1245	11/07/2017	QC	U	I	11	100
GRANTOR: DENMARK SHAYE B &						
GRANTEE: SAWYER SHAYE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 S1 FOP=[YR=2006] W26 S8 E26 N8$ S8 W44 S33 E15 FOP=[YR=2006] S7 E30 N7 W30$ E30 FGR=[YR=2006] E24 N23 W24 S23$ N23 E24 N4 E1 N12 W1 N3$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 44,260

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	000134	C	RES POND	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	56,000.00	56,000.00	56,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 07/09/2026 BY SYS