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

MORRISON TRULY D & TIMOTHY EARL
55073 COUNTREE LIFE WAY
CALLAHAN, FL 32011

2026

27-3N-25-0000-0003-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	03	Quality Level 03

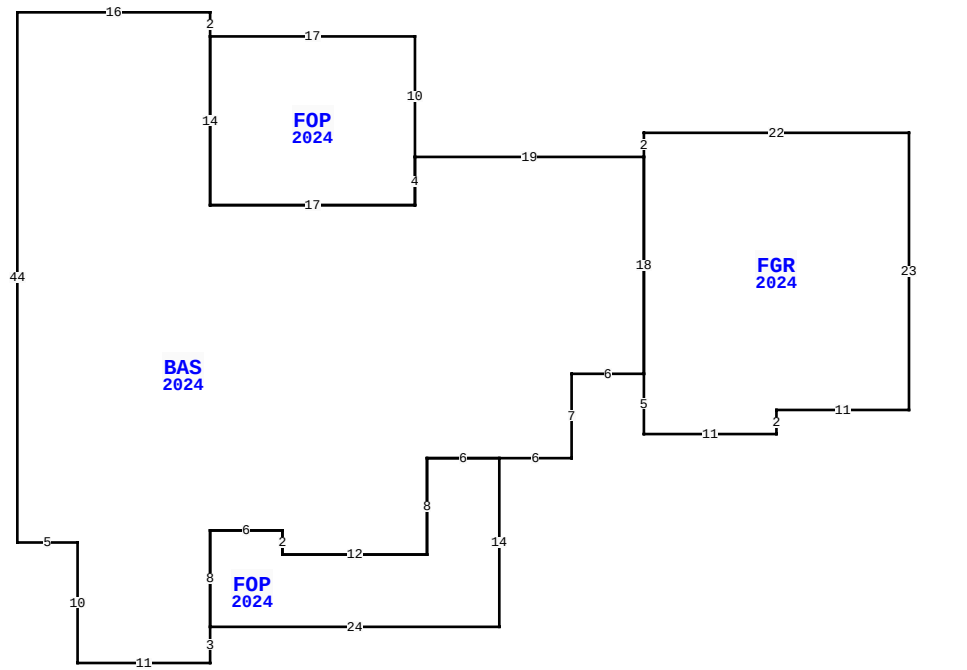
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	2024	1,736	261,171
FGR	528	55	2024	290	43,629
FOP	204	30	2024	61	9,177
FOP	238	30	2024	71	10,681
TOTALS	2,706			2,158	324,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,158	108.7800	151.20	326,290	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 1736 HX Base Yr 2024



55073 COUNTREE LIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		324,659
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		193,750
TOTAL MARKET VALUE		518,409
SOH/AGL Deduction		59,676
ASSESSED VALUE		458,733
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		407,322
TOTAL JUST VALUE		518,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011085	NEW CONSTR	301,110	07/20/2022
C22-11085	CO		

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						
2466/0933	5/26/2021	WD	U	V	11	100
GRANTOR: HARMAN RICHARD A & GA						
GRANTEE: MORRISON TRULY DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,0] E16 S2 S14 E17 N4 E19 S18 W6 S7 W6 W6 S8 W12 N2 W6 S8 S3 W11 N10 W5 N44 $
FOP=[YR=2024;ORIG=53,2] S10 S4 W17 N14 E17 $
FOP=[YR=2024;ORIG=60,51] N14 W6 S8 W12 N2 W6 S8 E24 $
FGR=[YR=2024;ORIG=72,10] S2 S18 S5 E11 N2 E11 N23 W22 $
.

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

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
1	000100	C	RES	100	0007	OR	0.00	0.00	7.75	AC		1.00	1.00	1.00	25,000.00	25,000.00	193,750							

REVIEW DATE 02/01/2024 BY KW Total Acres: 7.75 Total Land Value: 193,750 Market: 0 Agricultural: 0 Common: 193,750 PRINTED 07/09/2026 BY SYS