IN OR 964/692 49611252J
ESMT OR 865/826

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

2026

46-2N-25-0000-0003-0050

BUILDING CHARACTERISTICS

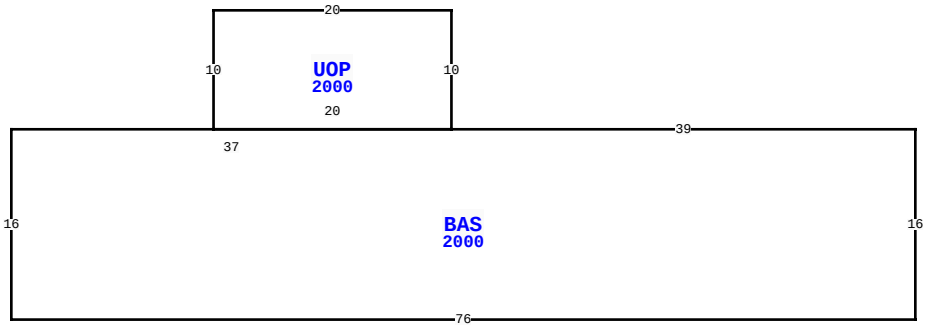
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	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	38,610
UOP	200	25	2000	50	1,588
TOTALS	1,416			1,266	40,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,266	117.6000	105.84	133,993	1997	1997	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 1216 HX Base Yr



55009 FAMILY CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	03/20/2025 KBA

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	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	
2	0940	SHEDS/PORT	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	29	1,566	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,198
TOTAL MARKET OB/XF VALUE	2,161
TOTAL LAND VALUE - MARKET	292,000
TOTAL MARKET VALUE	64,464
SOH/AGL Deduction	0
ASSESSED VALUE	64,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,464
TOTAL JUST VALUE	334,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0964/0692	12/29/2000	WD	Q	V	01	100

GRANTOR: CARTER LAURA SOVA & J

GRANTEE: OWENS SARAH ANN CAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W39 UOP=[YR=2000] N10 W20 S10 E20 $ W37 S16 E76 N16 $.

LAND DESCRIPTION

TOTAL OB/XF 2,161

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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	395.00	395.00	7,505							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	277,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 22,105 Market: 277,400 Agricultural: 7,505 Common: 14,600 PRINTED 07/09/2026 BY SYS