

PT SW1/4 OF NE1/4 OF
SEC 30-2N-25E IN OR 174/180
(EX R/W IN OAK ST)

GEIGER ELIZABETH J
45200 OAK TRAIL
CALLAHAN, FL 32011

2023

30-2N-25-0000-0003-0010



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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1,448	120,646
BAS	440	100	440	36,661
FGR	418	55	230	19,164
FOP	240	30	72	5,999
FUS	1,200	100	1,200	99,983
PTO	48	5	2	167

TOTALS	3,794		3,392	282,619
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EXTRA FEATURES	
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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	0812	CONCRETE C	0	100	0	0	1,047.00	SF	4.00	4.00	100	1980	1980	3	35	1,466	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	40	800	
3	0812	CONCRETE C	0	100	0	0	2,083.00	SF	4.00	4.00	100	1995	1995	3	72	5,999	
4	0473	VF 3 RAIL	0	100	0	0	296.00	LF	7.50	7.50	100	2001	2001	3	58	1,288	
5	1127	BRICK 8"	0	100	16	4	64.00	SF	11.00	11.00	100	2001	2001	3	95	669	
6	1127	BRICK 8"	0	100	0	0	90.00	SF	5.50	5.50	100	2001	2001	3	95	470	
7	0461	IRON FENCE	0	100	13	5	65.00	SF	8.50	8.50	100	2001	2001	3	86	475	
8	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	2017	2017	3	97	681	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006		0.00	0.00	2.64	AC		1.00	1.00	1.00	35,000.00	35,000.00	92,400							

REVIEW DATE	07/10/2018	BY	KB
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,392	94.5576	112.29	380,888	1976	1986		0	0	25.80	74.20
1 SNGL FAM - 100% - 0 Heated Area: 3088 HX Base Yr												

45200 OAK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF	11,848
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		282,619
TOTAL MARKET OB/XF VALUE		11,848
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		386,867
SOH/AGL Deduction		197,187
ASSESSED VALUE		189,680
TOTAL EXEMPTION VALUE		55,000
BASE TAXABLE VALUE		134,680
TOTAL JUST VALUE		386,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4104	ADDITION	0	02/13/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0174/0180	1/01/1974	WD	U	V		100	

GRANTOR:	
GRANTEE:	

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 N1 W6 S1 W15 BAS=[YR=2017] N20 W10 PTO=[YR=2017] N6 W8 S6 E8\$ W12 S20 E22\$ W27 S30 FOP=[YR=1993] S6 E40 N6 FGR=[YR=1993] E22 N19 W22 S19 \$ W40 \$ E40 N19 E22 N11 \$ PTR= E15 FUS=[YR=1993] E40 S30 W40 N30 \$ W15 \$.									

Total Acres: 2.64	Total Land Value: 92,400	Market: 0	Agricultural: 0	Common: 92,400	PRINTED 08/02/2023 BY SYS
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