

PT OF SW1/4 OF NE1/4 & PT OF
NW1/4 OF SE1/4 OF
SEC 30-2N-25E IN OR 1075/1879

SANDERS DANIEL W & MARILYN L
45032 OAK TRAIL
CALLAHAN, FL 32011

2023

30-2N-25-0000-0003-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
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
Occupancy	00	NONE 100

Quality 01 Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	175,159
FEP	253	80	202	19,303
FGR	484	55	266	25,419
FOP	256	30	77	7,358
FOP	132	30	40	3,822
FUS	220	100	220	21,023

TOTALS 3,178 2,638 252,083

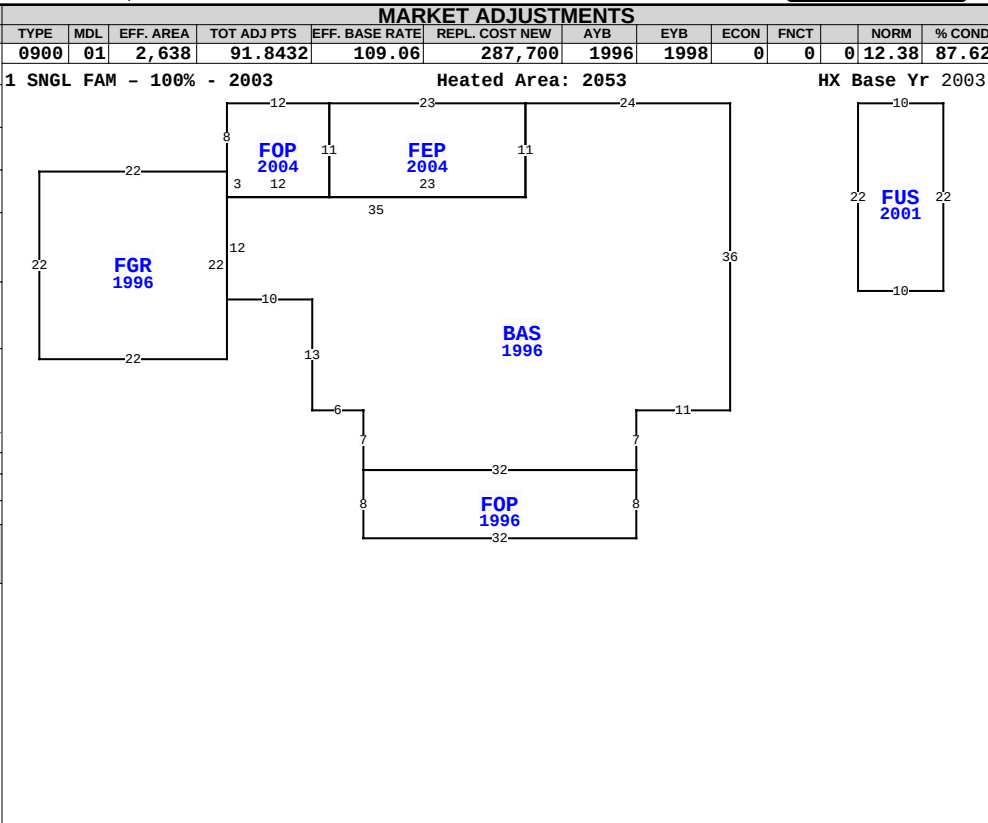
EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
2	0812	CONCRETE C	0 100	0	0	1,865.00	SF	4.00	4.00	100	1997	1997	3	75	5,595	
3	0825	BRICK	0 100	0	0	187.00	SF	10.00	10.00	100	1997	1997	3	93	1,739	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 05/06/2020 BY KBA



45032 OAK TRL, CALLAHAN

45032 OAK TRL, CALLAHAN										XF DATE					LAND DATE	
										INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600							
1,865.00	SF	4.00	4.00	100	1997	1997	3	75	5,595							
187.00	SF	10.00	10.00	100	1997	1997	3	93	1,739							

LAND DESCRIPTION

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
		0.00	0.00	0.42	AC		1.00	1.00	1.00	35,000.00	35,000.00	

REVIEW DATE 05/06/2020 BY KBA Total Acres: 0.42 Total Land Value: 14,700 Market: 0 Agricultural: 0 Common: 14,700

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY				STANDARD
VALUATION BY		Tax Group: 1		
BUILDING MARKET VALUE		Tax Dist:		
TOTAL MARKET OB/XF VALUE		252,083		
TOTAL LAND VALUE - MARKET		8,934		
TOTAL MARKET VALUE		14,700		
SOH/AGL Deduction		275,717		
ASSESSED VALUE		123,913		
TOTAL EXEMPTION VALUE		151,804		
BASE TAXABLE VALUE		50,000		
TOTAL JUST VALUE		101,804		
NCON VALUE		275,717		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		213,407		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2685	ADDITION	19,054	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1075/1879	8/20/2002	WD	Q	I		168,500

GRANTOR: KELLY MICHAEL G & CLA

GRANTEE: SANDERS DANIEL W &

0718/1604 11/22/1994 WD Q V 12,000

GRANTOR: GEIGER ELIZABETH ANN

GRANTEE: KELLY MICHAEL G & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W24 FEP=[YR=2004] W23 FOP=[YR=2004] W12 S8
FGR=[YR=1996] W22 S22 E22 N22\$ S3 E12 N11\$ S11 E23 N11\$ S11
W35 S12 E10 S13 E6 S7 FOP=[YR=1996] S8 E32 N8 W32\$ E32 N7 E11
N36\$ PTR=E15 FUS=[YR=2001] E10 S22 W10 N22\$ W15\$.

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