PT NE1/4 OF SEC 30-2N-25E
IN OR 1012/1
(EX OR 1985/681 &OR 2135/1212)

GEIGER ELIZABETH ANN & W RAY
45200 OAK TRAIL
CALLAHAN, FL 32011

2023

30-2N-25-0000-0003-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5902	HARDWOOD SI 60-69	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OAK TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/28/2023 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,783
TOTAL LAND VALUE - MARKET	293,580
TOTAL MARKET VALUE	8,203
SOH/AGL Deduction	984
ASSESSED VALUE	7,219
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,219
TOTAL JUST VALUE	297,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1012/0001	10/10/2001	WD	U	V	01	100
GRANTOR: GEIGER ELIZABETH ANN						
GRANTEE: GEIGER ELIZABETH AN						
0313/0446	4/07/1980	QC	U	V	11	100
GRANTOR: MANEY THOMAS DRAXTEN						
GRANTEE: GEIGER ELIZABETH AN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	0	24	12	288.00	SF	28.00	28.00	100	2000	2000	3	29	2,339	
2	0473	VF 3 RAIL	0	0	0	0	312.00	LF	7.50	7.50	100	2001	2001	3	58	1,357	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	150.00	150.00	100	2001	2001	3	58	87	

LAND DESCRIPTION

TOTAL OB/XF 3,783

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	005600	A	TIMBER 3 SI	0		RLD	0.00	0.00	3.19	AC		1.00	1.00	1.00	410.00	410.00	1,308							
2	005902	A	HARDWOOD SI	0		RLD	0.00	0.00	17.78	AC		1.00	1.00	1.00	175.00	175.00	3,112							
3	009910	M	MKT.VAL.AG	0		RLD	0.00	0.00	20.97	AC		1.00	1.00	1.00	14,000.00	14,000.00	293,580							

REVIEW DATE 07/28/2023 BY DC Total Acres: 20.97 Total Land Value: 4,420 Market: 293,580 Agricultural: 4,420 Common: 0 PRINTED 08/02/2023 BY SYS