



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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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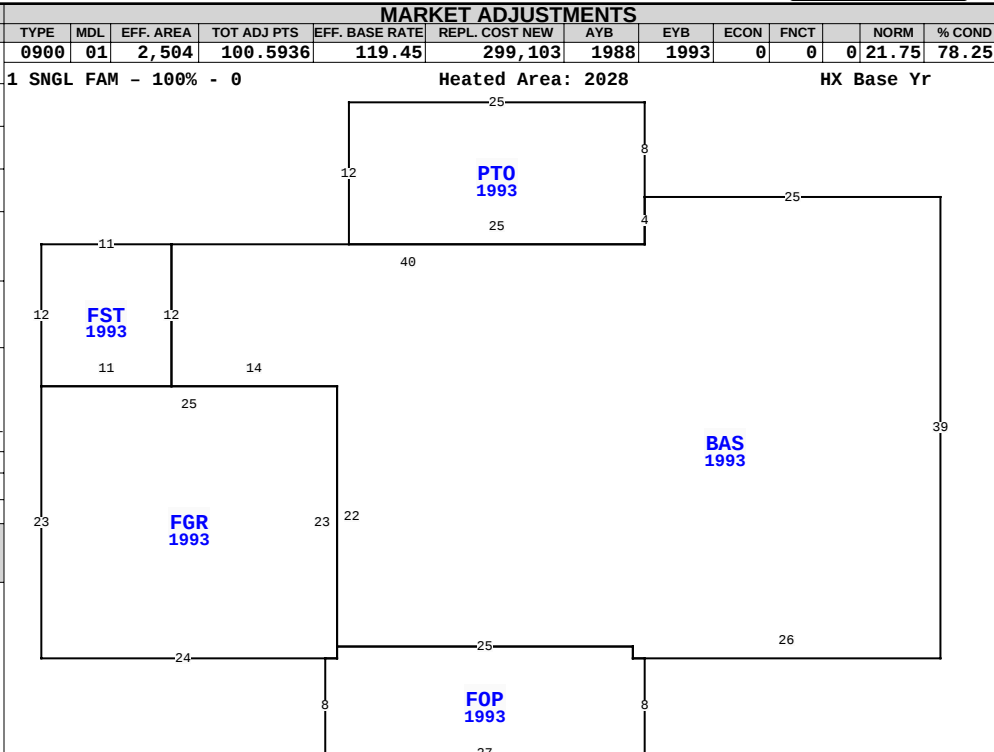
NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2,028	189,557
FGR	575	55	316	29,536
FOP	241	30	72	6,730
FST	132	55	73	6,823
PTO	300	5	15	1,402

TOTALS	3,276		2,504	234,048
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
2	0812	CONCRETE C	0 100	0	0	2,005.00	SF	4.00	4.00	100	1988
3	0861	POOL GUNIT	0 100	0	0	528.00	SF	85.00	85.00	100	1989
4	0845	KOOL DECK	0 100	0	0	838.00	SF	7.25	7.25	100	1989
5	0830	FLAGSTONE	0 100	0	0	451.00	SF	12.00	12.00	100	1988

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006		0.00	0.00	1.20	AC	



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

45320 OAK TRL, CALLAHAN

TOTAL OB/XF											
22,557											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			260,272
TOTAL MARKET OB/XF VALUE			22,557
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			324,829
SOH/AGL Deduction			153,839
ASSESSED VALUE			170,990
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			120,990
TOTAL JUST VALUE			324,829
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2146	NEW CONSTR	78,000	07/06/1987
2148	NEW CONSTR	2,600	07/06/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0521/1019	7/06/1987	WD	Q	V		18,000	

GRANTOR: GEIGER E A & BARR J
GRANTEE: CARROLL MICHAEL & S

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=1993] W25 PTO=[YR=1993] N8 W25 S12 E25 N4\$S4W40
FST=[YR=1993] W11 S12 FGR=[YR=1993] S23 E24 FOP=[YR=1993] S8
E27 N8 W1 N1 W25 S1 W1\$E1 N23 W25\$ E11 N12\$ S12 E14 S22 E25
S1 E26 N39\$.

[illegible]