PT SE1/4 OF SW1/4 OF NE1/4 OF
SEC 30-2N-25E IN OR 2259/1907

EGAN JON & ALLISON
45087 OAK TRAIL
CALLAHAN, FL 32011

2023

30-2N-25-0000-0005-0040

NASSAU COUNTY PROPERTY

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 80
Interior Floo	11	CLAY TILE 20
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	02	Quality Level 02

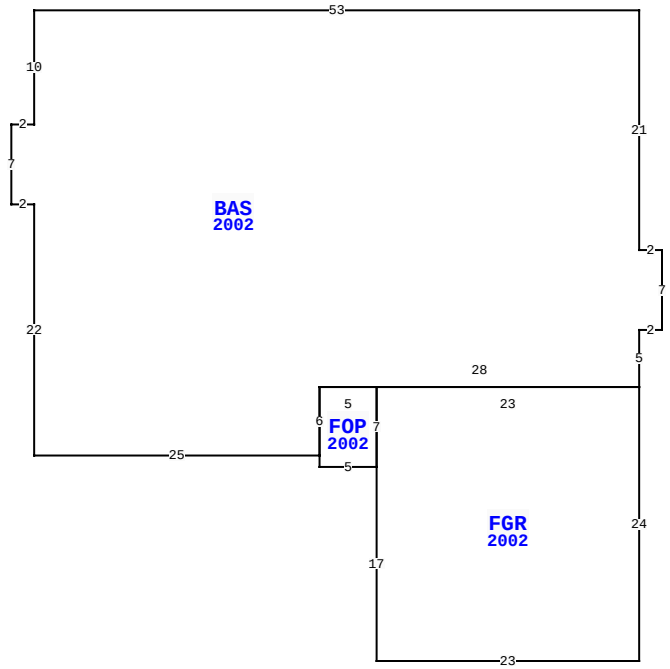
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1,927	209,125
FGR	552	55	304	32,991
FOP	35	30	10	1,085
TOTALS	2,514		2,241	243,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,241	102.9686	122.28	274,029	2002	2007	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2020 Heated Area: 1927 HX Base Yr 2020



45087 OAK TRL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		243,201
TOTAL MARKET OB/XF VALUE		9,118
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		287,319
SOH/AGL Deduction		96,229
ASSESSED VALUE		191,090
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,090
TOTAL JUST VALUE		287,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2425	NEW CONSTR	125,500	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2259/1907	3/07/2019	TD	Q	I	01	225,000
GRANTOR: GRANTHAM WILLIAM & JO						
GRANTEE: EGAN JON & ALLISON						
2102/1069	2/10/2017	QC	U	I	11	100
GRANTOR: GRANTHAM WILLIAM A &						
GRANTEE: WILLIAM AND JOYCE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W53 S10 W2 S7 E2 S22 E25 FOP=[YR=2002] S1 E5 FGR=[YR=2002] S17 E23 N24 W23 S7$ N7 W5 S6$ N6 E28 N5 E2 N7 W2 N21$.

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	0812	CONCRETE C	0	100	0	0	1,723.00	SF	4.00	4.00	100	2002	2002	3	83	5,720	
2	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	2002	2002	3	21	353	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 9,118

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	000115	C	SFR ACRES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS