PT SW1/4 OF NE1/4 OF SEC
30-2N-25E IN OR 2302/1078

LAVOIE JEAN M/LAVOIE KATRINA S
45167 OAK TRL
CALLAHAN, FL 32011

2023

30-2N-25-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	05	Quality Level 05

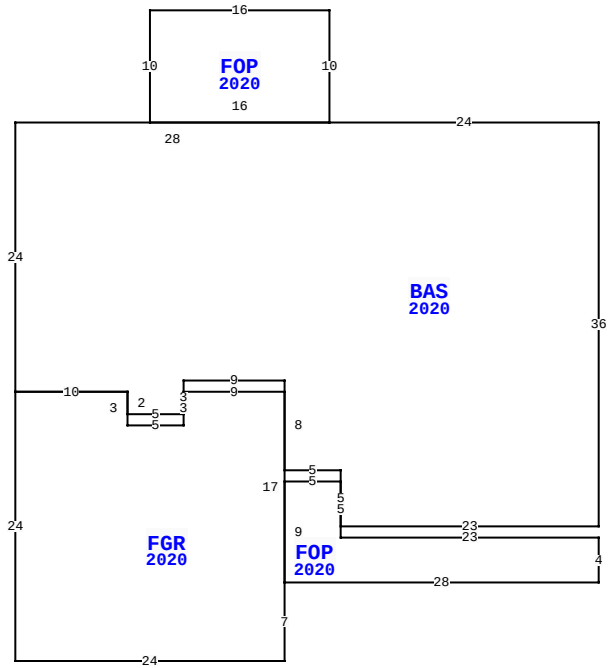
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	220,552
FGR	561	55	309	43,686
FOP	137	30	41	5,797
FOP	160	30	48	6,786
TOTALS	2,418		1,958	276,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,958	119.6580	142.09	278,212	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1560 HX Base Yr 2021



45167 OAK TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		276,821
TOTAL MARKET OB/XF VALUE		7,228
TOTAL LAND VALUE - MARKET		14,700
TOTAL MARKET VALUE		298,749
SOH/AGL Deduction		79,787
ASSESSED VALUE		218,962
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,962
TOTAL JUST VALUE		298,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4291	NEW CONSTR	221,000	02/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2302/1078	9/09/2019	QC	U	V	11	100

GRANTOR: COMBS DIANNE L
GRANTEE: LAVOIE JEAN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 FOP=[YR=2020] N10 W16 S10 E16$ W28 S24
FGR=[YR=2020] S24 E24 N7 FOP=[YR=2020] E28 N4 W23 N5 W5 S9$
N17 W9 S3 W5 N3 W10$ E10 S2 E5 N3 E9 S8 E5 S5 E23 N36$.

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	0811	CONCRETE B	0	100	0	0	1,404.00	SF	5.20	5.20	100	2020	2020	3	99	7,228	

LAND DESCRIPTION

TOTAL OB/XF 7,228

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	0.42	AC		1.00	1.00	1.00	35,000.00	35,000.00	14,700							

REVIEW DATE 02/02/2021 BY KB Total Acres: 0.42 Total Land Value: 14,700 Market: 0 Agricultural: 0 Common: 14,700 PRINTED 08/02/2023 BY SYS