

CROSBY KENNETH ALLEN JR
45061 OAK TRAIL
CALLAHAN, FL 32011

30-2N-25-8000-0004-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTIONTYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDV0900011,475107.8650128.09188,9332001200100010.5089.50

Exterior Wall16WD FR STUC 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 50
Interior Floo14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100
Frame02WOOD FRAME 100

Stories Units1. 1. 100
 0 100
Occupancy00NONE 100

Quality01Quality Level 01
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA07
NEIGHBORHOOD/LOC7001.00
AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE
BAS1,4521001,452166,458
FOP7630232,637

TOTALS1,5281,475169,095

EXTRA FEATURES45061 OAK TRL, CALLAHANBLD DATEXF DATEINC DATELGL DELAND DATEAG DATE

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XFMKT VALUENOTES

10812CONCRETE C0100001,468.00SF4.004.00100200120013824,815

20855CONC PAVER010000400.00SF7.007.00100200120013822,296

30940SHEDS/PORTE0100101021.3021.3010020012001320426

41242WD DECK A01001011110.00SF10.0010.0010020052005327297

51076TRELLIS A010071070.00SF7.507.5010020052005344231

LAND DESCRIPTIONTOTAL OB/XF8,065

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000.000.001.00LT1.001.001.0020,000.0020,000.0020,000

REVIEW DATE05/06/2020BYKBA Total Acres: 0.00Total Land Value: 20,000Market: 0Agricultural: 0Common: 20,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY PAGE 1 of 11

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 1Tax Dist:

BUILDING MARKET VALUE169,095
TOTAL MARKET OB/XF VALUE8,065
TOTAL LAND VALUE - MARKET28,000
TOTAL MARKET VALUE197,160
SOH/AGL Deduction0
ASSESSED VALUE197,160
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE147,160
TOTAL JUST VALUE197,160
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE153,573

Sales Data

OFF RECORD NumberDATETYPE INSTQU / I V / ISRN CD SALE PRICE

2544/07273/01/2022WD Q QI02230,000

GRANTOR:BUCKLAND KARA & DANA
GRANTEE:CROSBY KENNETH ALLE
2502/09189/30/2021FJ U UI110
GRANTOR:SMITH KATHY E EST
GRANTEE:BUCKLAND KARA & DAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W42 S37 E16 N2 FOP=[YR=2001] E13 N8 W6 S4 W7 S4 \$ N4 E7 N4 E6 S10 E13 N37 \$.