

PT OF SW1/4 OF NE1/4 & PT OF
NW1/4 OF SE1/4 OF
SEC 30-2N-25E IN OR 1075/1879

SANDERS DANIEL W & MARILYN L
45032 OAK TRAIL
CALLAHAN, FL 32011

2024

30-2N-25-0000-0003-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	12 HARDWOOD 40
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	01 Quality Level 01
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	1,833	100	1,833	183,283
FEP	253	80	202	20,198
FGR	484	55	266	26,598
FOP	256	30	77	7,700
FOP	132	30	40	4,000
FUS	220	100	220	21,998

TOTALS	3,178		2,638	263,775
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,865.00	SF	4.00	
3	0825	BRICK	0 100	0	0	187.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RL	0.00	0.00	0.42

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,638	91.8432	114.80	302,842	1996	1998	0	0
1 SNGL FAM - 100% - 2003									
Heated Area: 2053									
HX Base Yr 2003									

TOTAL OB/XF									
8,746									

NASSAU COUNTY PROPERTY				PAGE 1 of 1		1	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 1		Tax Dist:					
BUILDING MARKET VALUE				263,775			
TOTAL MARKET OB/XF VALUE				8,746			
TOTAL LAND VALUE - MARKET				14,700			
TOTAL MARKET VALUE				287,221			
SOH/AGL Deduction				130,863			
ASSESSED VALUE				156,358			
TOTAL EXEMPTION VALUE		HX HB		50,000			
BASE TAXABLE VALUE				106,358			
TOTAL JUST VALUE				287,221			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				275,717			
FIREPLACE IS 2-SIDED							
FUS ABOVE FGR							
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1075/1879		8/20/2002	WD	Q	I		168,500
GRANTOR: KELLY MICHAEL G & CLA							
GRANTEE: SANDERS DANIEL W &							
0718/1604		11/22/1994	WD	Q	V		12,000
GRANTOR: GEIGER ELIZABETH ANN							
GRANTEE: KELLY MICHAEL G & C							
BUILDING NOTES							