PT OF SW1/4 OF NE1/4
IN OR 521 PG 1019

CARROLL MICHAEL E & SANDRA K
45320 OAK TRAIL
CALLAHAN, FL 32011

2024

30-2N-25-0000-0004-0070

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 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

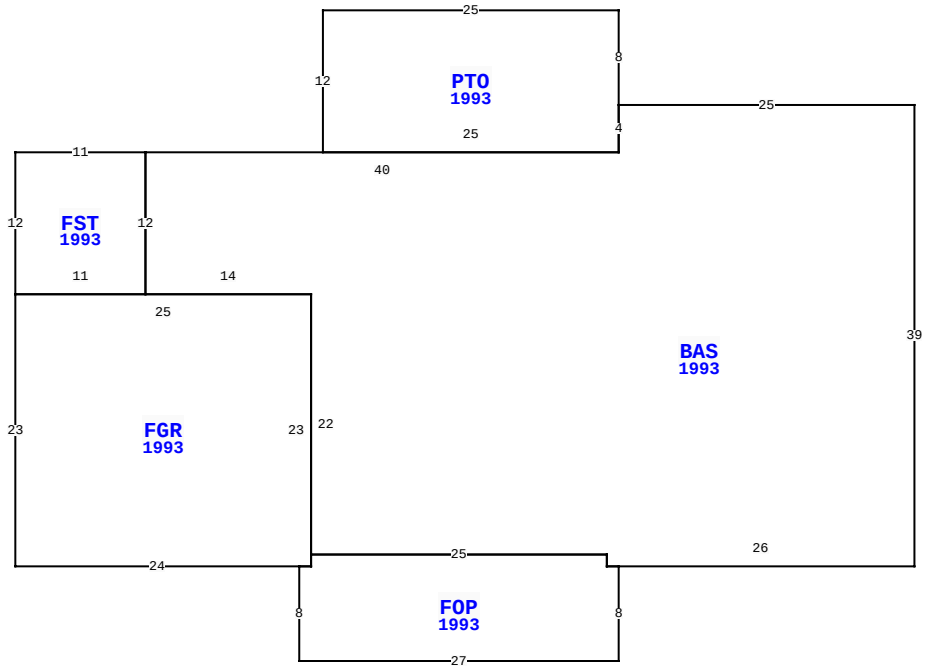
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2,028	197,626
FGR	575	55	316	30,794
FOP	241	30	72	7,016
FST	132	55	73	7,114
PTO	300	5	15	1,462
TOTALS	3,276		2,504	244,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,504	100.5936	125.74	314,853	1988	1993	0	0	0	22.50	77.50

1 SNGL FAM – 100% - 0 Heated Area: 2028 HX Base Yr



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

45320 OAK TRL, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		270,009
TOTAL MARKET OB/XF VALUE		22,000
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		334,009
SOH/AGL Deduction		157,889
ASSESSED VALUE		176,120
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,120
TOTAL JUST VALUE		334,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,829

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

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$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	2,005.00	SF	4.00	4.00	100	1988	1988	3	54.5	4,371	
3	0861	POOL GUNIT	0	100	0	0	528.00	SF	85.00	85.00	100	1989	1989	3	20	8,976	
4	0845	KOOL DECK	0	100	0	0	838.00	SF	7.25	7.25	100	1989	1989	3	57	3,463	
5	0830	FLAGSTONE	0	100	0	0	451.00	SF	12.00	12.00	100	1988	1988	3	54.5	2,950	

LAND DESCRIPTION

TOTAL OB/XF 22,000

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	0006	RL	0.00	0.00	1.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	42,000							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 1.20 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/06/2024 BY SYS

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Interior Floo	11	CLAY TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

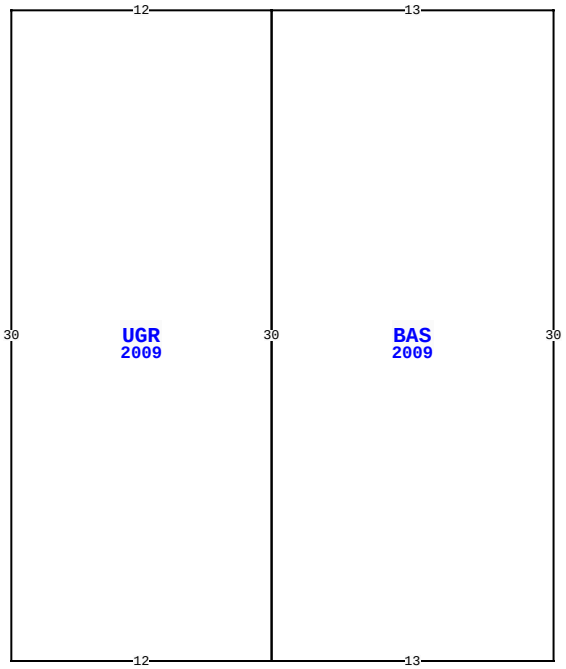
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	390	100	390	18,369
UGR	360	45	162	7,630
TOTALS	750		552	25,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	552	108.9000	54.45	30,056	2005	2005	0	0	0	13.50	86.50

2 ACCESORY U – 100% - 0 Heated Area: 390 HX Base Yr



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GRANTOR: GEIGER E A & BARR J

GRANTEE: CARROLL MICHAEL & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 UGR=[YR=2009] W12 S30 E12 N30$ S30 E13 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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