PT OF NE1/4 IN OR 889/1785

ROBERTSON WILLIAM T & PENELOPE
45233 OAK TRAIL
CALLAHAN, FL 32011

2024

30-2N-25-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

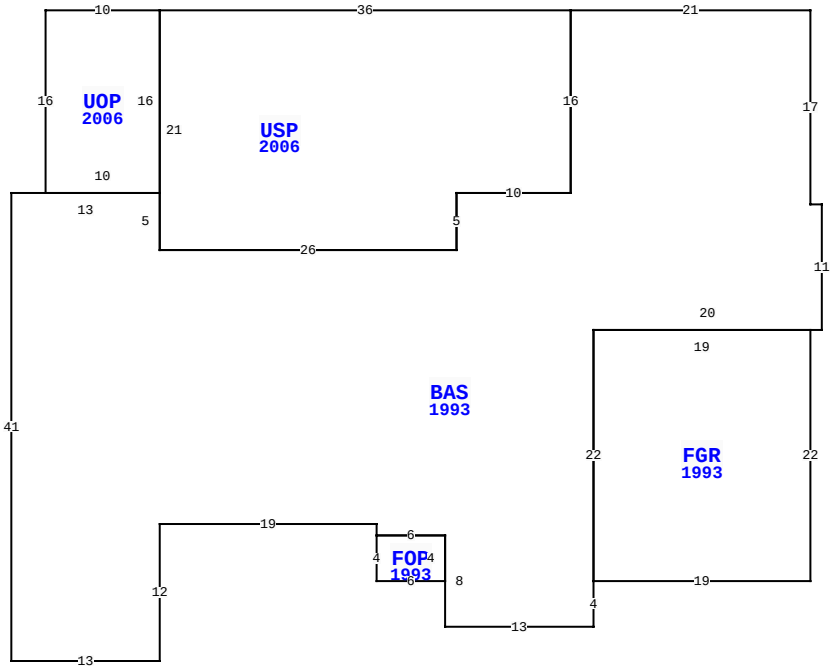
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,203	100	2,203	236,916
FGR	418	55	230	24,735
FOP	24	30	7	753
UOP	160	20	32	3,442
USP	706	30	212	22,799
TOTALS	3,511		2,684	288,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,684	105.8880	132.36	355,254	1993	1998	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2000 Heated Area: 2203 HX Base Yr 2000



45233 OAK TRL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		288,644
TOTAL MARKET OB/XF VALUE		10,867
TOTAL LAND VALUE - MARKET		60,550
TOTAL MARKET VALUE		360,061
SOH/AGL Deduction		202,202
ASSESSED VALUE		157,859
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,859
TOTAL JUST VALUE		360,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2915	ABV GRND SWIM POO	1,500	05/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0889/1785	7/02/1999	WD	Q	I		165,900
GRANTOR: FLOYD MICHAEL C & SHA						
GRANTEE: ROBERTSON WILLIAM T						
0604/0475	8/10/1990	WD	Q	V		19,500
GRANTOR: COMBS TED & DIANNE						
GRANTEE: FLOYD MICHAEL & S C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 USP=[YR=2006] W36 UOP=[YR=2006] W10 S16 E10 N16$ S21 E26 N5 E10 N16$ S16 W10 S5 W26 N5 W13 S41 E13 N12 E19 S1 FOP=[YR=1993] S4 E6 N4 W6$ E6 S8 E13 N4 FGR=[YR=1993] E19 N22 W19 S22$ N22 E20 N11 W1 N17$.

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	1993	1993	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,638.00	SF	4.00	4.00	100	1993	1993	3	66	4,324	
3	0810	CONCRETE A	0	100	0	0	336.00	SF	6.50	6.50	100	1995	1995	3	70	1,529	
4	1242	WD DECK A	0	100	0	0	640.00	SF	10.00	10.00	100	2006	2006	3	27	1,728	
5	0811	CONCRETE B	0	100	0	0	152.00	SF	5.20	5.20	100	2007	2007	3	88	696	

LAND DESCRIPTION

TOTAL OB/XF 10,867

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	1.73	AC		1.00	1.00	1.00	35,000.00	35,000.00	60,550							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 1.73 Total Land Value: 60,550 Market: 0 Agricultural: 0 Common: 60,550 PRINTED 08/06/2024 BY SYS