



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

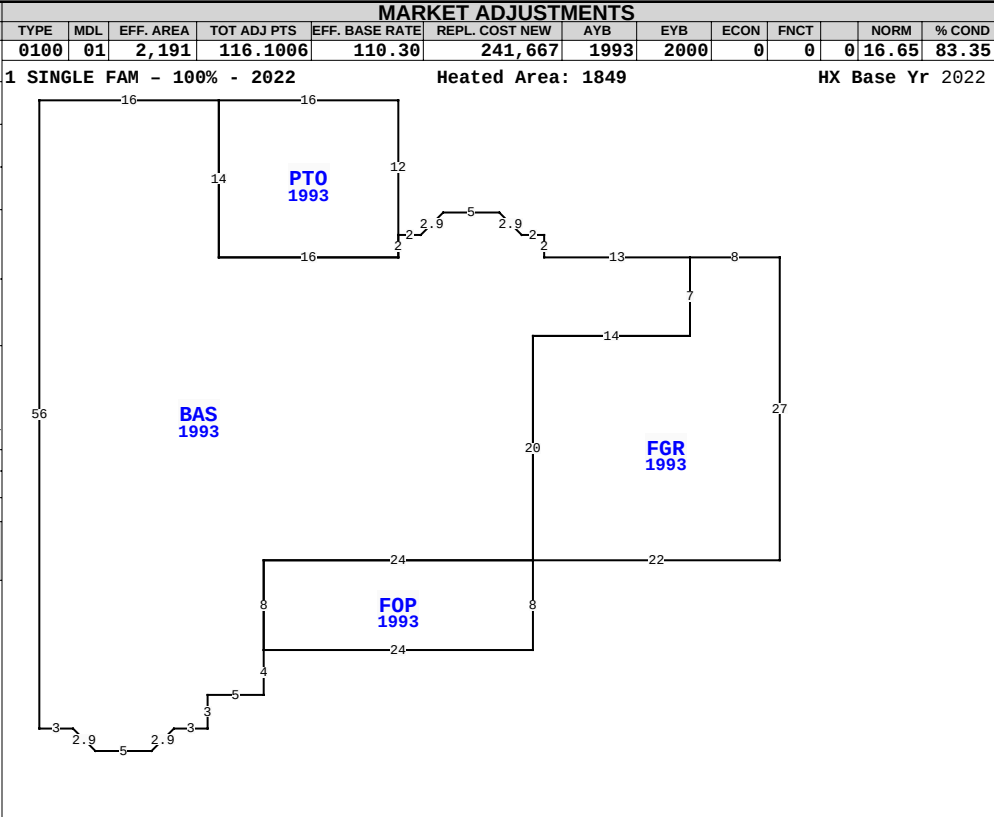
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100	1,849	169,988
FGR	496	55	273	25,098
FOP	192	30	58	5,332
PTO	224	5	11	1,011

TOTALS	2,761		2,191	201,429
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993
2	0812	CONCRETE C	0 100	0	0	1,226.00	SF	4.00	4.00	100	1993
3	0681	POLE SHED	0 100	60	40	2,400.00	SF	15.00	15.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	RL	0.00	0.00	1.30	AC	1.00



45209 OAK TRL, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
41,107											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		201,429	
TOTAL MARKET OB/XF VALUE		41,107	
TOTAL LAND VALUE - MARKET		45,500	
TOTAL MARKET VALUE		288,036	
SOH/AGL Deduction		39,590	
ASSESSED VALUE		248,446	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		198,446	
TOTAL JUST VALUE		288,036	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,497	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4375	XFOB	12,000	01/22/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2356/1468	4/22/2020	WD	U	I	40
GRANTOR: SWAFFORD JO ANN					
GRANTEE: HIGGINBOTHAM WAYNE					
0673/0835	1/07/1993	WD	Q	V	
GRANTOR: COMBS TED & DIANNE					
GRANTEE: SWAFFORD C B & JO A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W8 BAS=[YR=1993] W13 N2 W2 U2 L2 W5 D2 L2 W2 PTO=[YR=1993] N12 W16 S14 E16 N2\$ S2 W16 N14 W16 S56 E3 D2 R2 E5 U2 R2 E3 N3 E5 N4FOP=[YR=1993] E24 N8 W24 S8\$ N8 E24 N20 E14 N7\$ S7 W14 S20 E22 N27\$.											