

PT SW1/4 OF NE1/4 OF
SEC 30-2N-25E IN OR 174/180
(EX R/W IN OAK ST)

GEIGER ELIZABETH J
45200 OAK TRAIL
CALLAHAN, FL 32011

2025

30-2N-25-0000-0003-0010



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

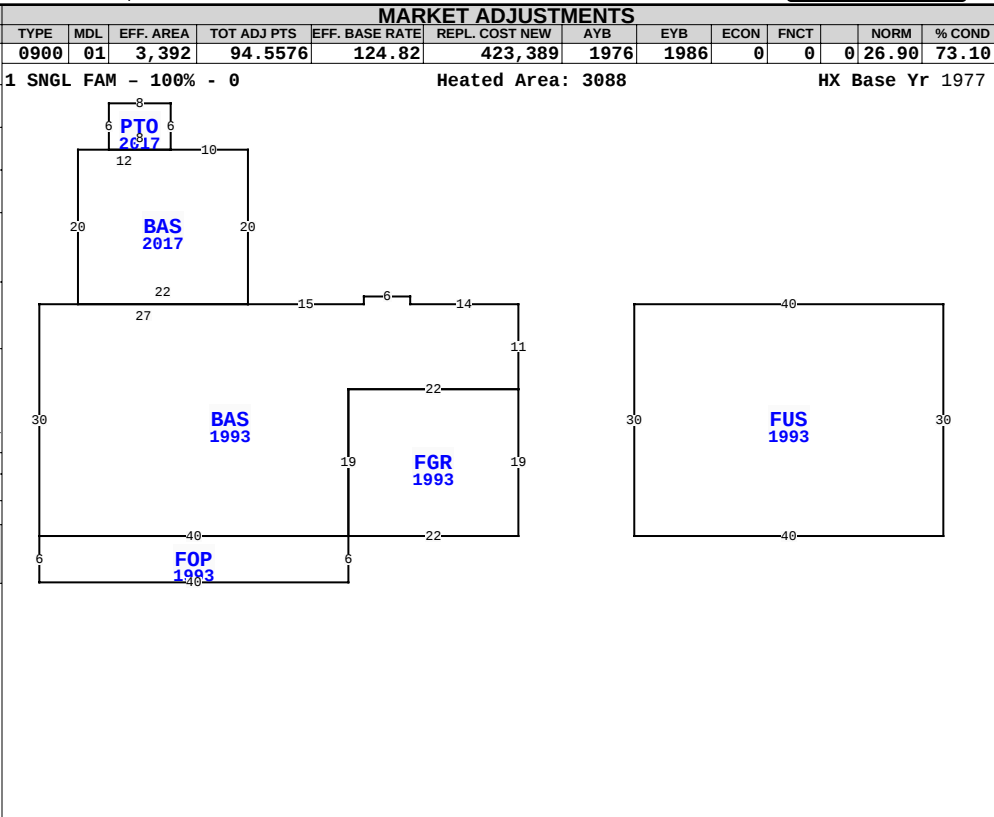
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1993	1,448	132,120
BAS	440	100	2017	440	40,147
FGR	418	55	1993	230	20,986
FOP	240	30	1993	72	6,569
FUS	1,200	100	1993	1,200	109,492
PTO	48	5	2017	2	183

TOTALS	3,794			3,392	309,497
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,047.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0812	CONCRETE C	0	100	0	0	2,083.00	SF	4.00	4.00	
4	0473	VF 3 RAIL	0	100	0	0	296.00	LF	7.50	7.50	
5	1127	BRICK 8"	0	100	16	4	64.00	SF	11.00	11.00	
6	1127	BRICK 8"	0	100	0	0	90.00	SF	5.50	5.50	
7	0461	IRON FENCE	0	100	13	5	65.00	SF	8.50	8.50	
8	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	

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	000100	C	RES	100	0006	RL	0.00	0.00	2.64	AC	

REVIEW DATE 04/02/2024 BY TWA



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

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
1	0812	CONCRETE C	0	100	0	0	1,047.00	SF	4.00	4.00	100	1980	1980	3	30	1,256	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	36	720	
3	0812	CONCRETE C	0	100	0	0	2,083.00	SF	4.00	4.00	100	1995	1995	3	68	5,666	
4	0473	VF 3 RAIL	0	100	0	0	296.00	LF	7.50	7.50	100	2001	2001	3	52	1,154	
5	1127	BRICK 8"	0	100	16	4	64.00	SF	11.00	11.00	100	2001	2001	3	94	662	
6	1127	BRICK 8"	0	100	0	0	90.00	SF	5.50	5.50	100	2001	2001	3	94	465	
7	0461	IRON FENCE	0	100	13	5	65.00	SF	8.50	8.50	100	2001	2001	3	84	464	
8	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	2017	2017	3	96	674	

TOTAL OB/XF											
1	000100	C	RES	100	0006	RL	0.00	0.00	2.64	AC	

Total Acres: 2.64 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 1										Tax Dist:	
BUILDING MARKET VALUE										309,497	
TOTAL MARKET OB/XF VALUE										11,061	
TOTAL LAND VALUE - MARKET										92,400	
TOTAL MARKET VALUE										412,958	
SOH/AGL Deduction										211,922	
ASSESSED VALUE										201,036	
TOTAL EXEMPTION VALUE										55,722	
BASE TAXABLE VALUE										145,314	
TOTAL JUST VALUE										412,958	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										399,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4104	ADDITION	0	02/13/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0174/0180	1/01/1974	WD	U	V		100	
GRANTOR:							
GRANTEE:							

GRANTOR:

GRANTEE: