PT OF NE1/4 OF SEC 30-2N-25E
IN OR 1483/1

GRISSINGER WILLIAM C & VICKI G
45066 OAK TRAIL
CALLAHAN, FL 32011

2025

30-2N-25-0000-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

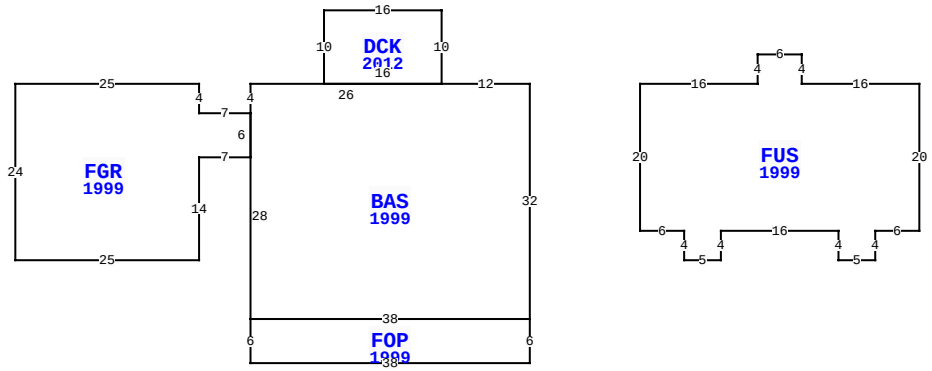
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,216	100	1999	1,216	136,176
DCK	160	10	2012	16	1,792
FGR	642	55	1999	353	39,531
FOP	228	30	1999	68	7,615
FUS	824	100	1999	824	92,277
TOTALS	3,070			2,477	277,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,477	96.6816	127.62	316,115	1999	1999	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2007 Heated Area: 2040 HX Base Yr



45066 OAK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		277,391
TOTAL MARKET OB/XF VALUE		6,240
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		306,131
SOH/AGL Deduction		63,140
ASSESSED VALUE		242,991
TOTAL EXEMPTION VALUE	13	242,991
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		306,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4119	REPAIR/RRF	0	04/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/0001	3/06/2007	QC	Q	I	06	63,200
GRANTOR: GREEN VICKI HANSON						
GRANTEE: GRISSINGER WILLIAM						
0877/1266	4/06/1999	WD	Q	V	06	100
GRANTOR: HANSON VERLIN						
GRANTEE: GREEN VICKI HANSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 DCK=[YR=2012] N10 W16 S10 E16$ W26 S4 FGR=[YR=1999] W7 N4 W25 S24 E25 N14 E7 N6$ S28 FOP=[YR=1999] S6 E38 N6 W38$ E38 N32 $ PTR=E15 FUS=[YR=1999] E16 N4 E6 S4 E16 S20 W6 S4 W5 N4 W16 S4 W5 N4 W6 N20$ W15$.

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	0811	CONCRETE B	0	100	0	0	1,600.00	SF	5.20	5.20	100	1999	1999	3	75	6,240	

LAND DESCRIPTION

TOTAL OB/XF 6,240

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	000100	C	RES	100	0006	RL	0.00	0.00	0.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	22,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 07/30/2025 BY SYS