

MILLIGAN DOUGLAS JOHN & LORA C  
45366 OAK TRAIL  
CALLAHAN, FL 32011

**30-2N-25-0000-0004-0060**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall020FACE BRICK 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 90

Interior Floor11CLAY TILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame02WOOD FRAME 100

Stories Units1.1.100  
0100

BUD8 Adjustme01DIST CA 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC7001.00

TOTALS3,2712,741289,467

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0900012,741103.9680137.24376,175198819930023.0576.95

1 SNGL FAM - 100% - 0Heated Area: 2217HX Base Yr 1989

FSP1993BAS1993FST1993FOP1993FGR1993

BLD DATE10/25/2007DJLGL DATE05/22/2025MLUXF DATEINC DATELAND DATEAG DATE

EXTRA FEATURES45366 OAK TRL, CALLAHAN

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000780.00SF5.205.20100198819883522,109

20811CONCRETE B0100423126.00SF5.205.2010019881988352341

30500FP-PRE FAB0100001.00UT3,500.003,500.00100198819883622,170

40940SHEDS/PORT01001610160.00SF18.3018.3010019841984320586

LAND DESCRIPTIONTOTAL OB/XF5,206

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEDJADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006RL145.00144.000.54AC1.001.001.5045,000.0067,500.0036,450

REVIEW DATE05/12/2019BYKBA Total Acres: 0.54Total Land Value: 36,450Market: 0Agricultural: 0Common: 36,450PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE289,467

TOTAL MARKET OB/XF VALUE5,206

TOTAL LAND VALUE - MARKET36,450

TOTAL MARKET VALUE331,123

SOH/AGL Deduction188,548

ASSESSED VALUE142,575

TOTAL EXEMPTION VALUE50,722

BASE TAXABLE VALUE91,853

HX HB

TOTAL JUST VALUE331,123

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE309,814

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

0512/12023/16/1987WDQV10,000

GRANTOR: GEIGER E A & BARR J

GRANTEE:MILLIGAN DOUGLAS &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 FSP=[YR=1993] N16 W20 S16 E20 \$ W29 S35  
FGR=[YR=1993] S23 E26 N21 FST=[YR=1993] E5 N9 W14 S7 E9 S2 \$  
N2 W26 \$ E17 N7 E14 S9 E12 FOP=[YR=1993] E10 U2 L2 N2 W6 S2  
L2 D2 \$ U2 R2 N2 E6 S2 R2 D2 E12 N37 \$ .