PT OF SW1/4 OF NE1/4
IN OR 521 PG 1019

CARROLL MICHAEL E & SANDRA K
45320 OAK TRAIL
CALLAHAN, FL 32011

2025

30-2N-25-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

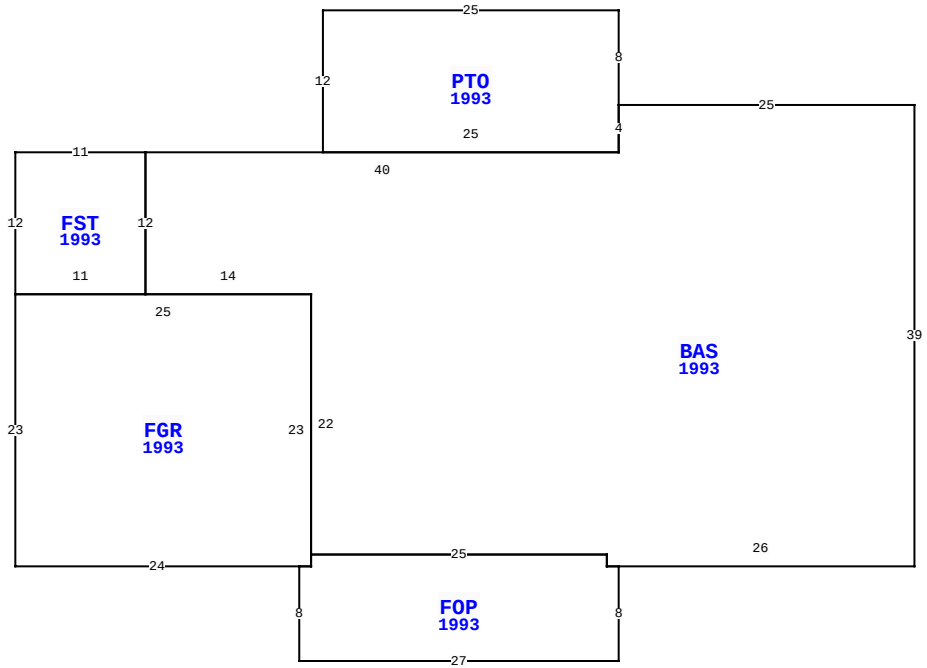
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,028	100	1993	2,028	207,209
FGR	575	55	1993	316	32,287
FOP	241	30	1993	72	7,356
FST	132	55	1993	73	7,459
PTO	300	5	1993	15	1,533
TOTALS	3,276			2,504	255,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,504	100.5936	132.78	332,481	1988	1993	0	0	0	23.05	76.95

1 SNGL FAM – 100% - 0 Heated Area: 2028 HX Base Yr 1989



45320 OAK TRL, CALLAHAN

BLD DATE	03/03/2023 NW	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		283,165
TOTAL MARKET OB/XF VALUE		21,441
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		358,606
SOH/AGL Deduction		177,379
ASSESSED VALUE		181,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,505
TOTAL JUST VALUE		358,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2146	NEW CONSTR	78,000	07/06/1987
2148	NEW CONSTR	2,600	07/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0521/1019	7/06/1987	WD	Q	V		18,000

GRANTOR: GEIGER E A & BARR J

GRANTEE: CARROLL MICHAEL & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 PTO=[YR=1993] N8 W25 S12 E25 N4$S4W40 FST=[YR=1993] W11 S12 FGR=[YR=1993] S23 E24 FOP=[YR=1993] S8 E27 N8 W1 N1 W25 S1 W1$E1 N23 W25$ E11 N12$ S12 E14 S22 E25 S1 E26 N39$.

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	1988	1988	3	62	2,170	
2	0812	CONCRETE C	0	100	0	0	2,005.00	SF	4.00	4.00	100	1988	1988	3	52	4,170	
3	0861	POOL GUNIT	0	100	0	0	528.00	SF	85.00	85.00	100	1989	1989	3	20	8,976	
4	0845	KOOL DECK	0	100	0	0	838.00	SF	7.25	7.25	100	1989	1989	3	54.5	3,311	
5	0830	FLAGSTONE	0	100	0	0	451.00	SF	12.00	12.00	100	1988	1988	3	52	2,814	

LAND DESCRIPTION

TOTAL OB/XF 21,441

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	1.20	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,000							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 1.20 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/30/2025 BY SYS

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Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

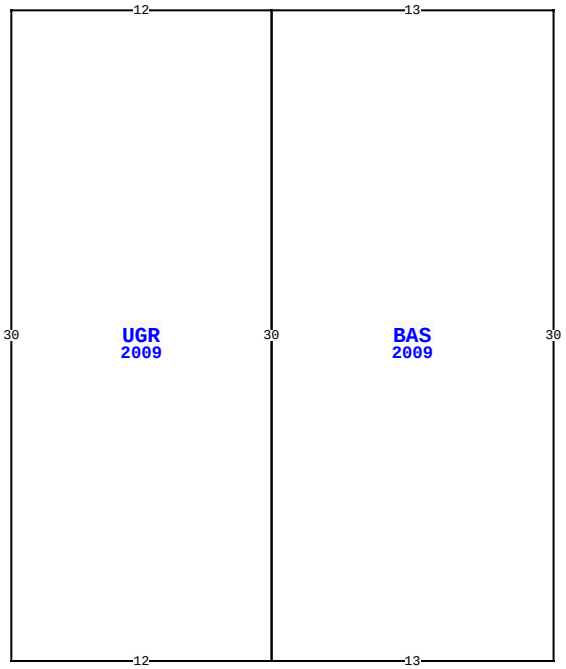
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	390	100	2009	390	19,303
UGR	360	45	2009	162	8,018
TOTALS	750			552	27,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	552	108.9000	57.72	31,861	2005	2005	0	0	0	14.25	85.75

2 ACCESORY U – 100% - 0 Heated Area: 390 HX Base Yr 1989



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GRANTOR: GEIGER E A & BARR J
GRANTEE: CARROLL MICHAEL & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 UGR=[YR=2009] W12 S30 E12 N30$ S30 E13 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/05/2020 BY KBA Total Acres: 1.20 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/30/2025 BY SYS