



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100	1993	1,849	177,360
FGR	496	55	1993	273	26,186
FOP	192	30	1993	58	5,564
PTO	224	5	1993	11	1,055
TOTALS	2,761			2,191	210,165

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0812	CONCRETE C
3	0681	POLE SHED

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,191	116.1006	116.10	254,375	1993	2000	0	0	0 17.38	82.62
1 SINGLE FAM - 100% - 2022 Heated Area: 1849 HX Base Yr 2022											
45209 OAK TRL, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	210,165		
TOTAL MARKET OB/XF VALUE	39,859		
TOTAL LAND VALUE - MARKET	58,500		
TOTAL MARKET VALUE	308,524		
SOH/AGL Deduction	52,873		
ASSESSED VALUE	255,651		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	204,929		
TOTAL JUST VALUE	308,524		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	288,036		

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		
----------------	--	--

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\$.		

TOTAL OB/XF											
39,859											
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	1.30	AC	1.00