PT SE1/4 OF NE1/4 IN
IN OR 1901/1695
ESMT PT OR 1901/1682

HAZLETT WILLIAM C
45120 OAK TRL
CALLAHAN, FL 32011

2025

30-2N-25-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

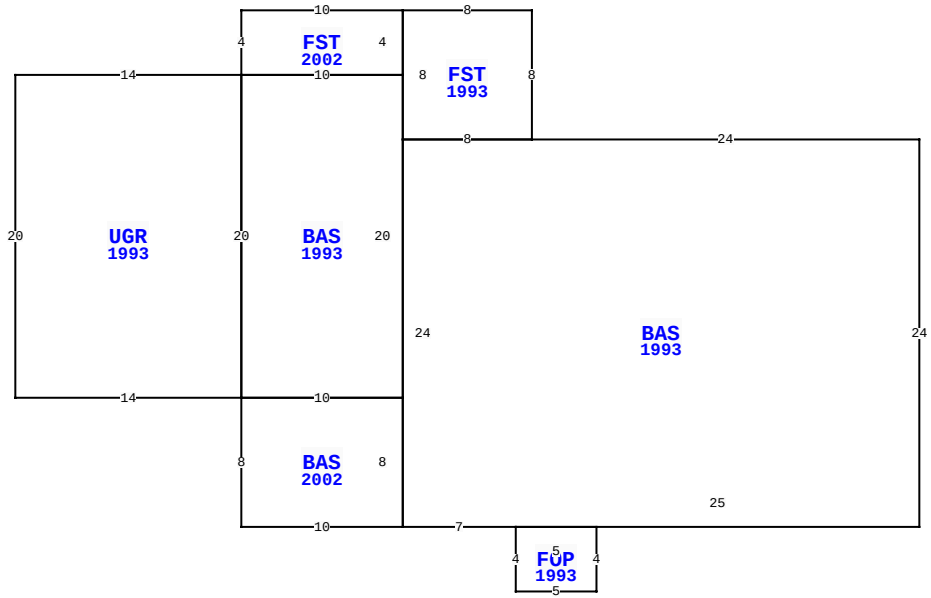
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	1993	200	19,035
BAS	768	100	1993	768	73,096
BAS	80	100	2002	80	7,615
FOP	20	30	1993	6	571
FST	64	55	1993	35	3,331
FST	40	55	2002	22	2,094
UGR	280	45	1993	126	11,993
TOTALS	1,452			1,237	117,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,237	116.0700	116.07	143,579	1955	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1048 HX Base Yr 2015



45120 OAK TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		117,735
TOTAL MARKET OB/XF VALUE		5,565
TOTAL LAND VALUE - MARKET		80,500
TOTAL MARKET VALUE		203,800
SOH/AGL Deduction		91,249
ASSESSED VALUE		112,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,829
TOTAL JUST VALUE		203,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2424	NEW CONSTR	15,000	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1901/1695	2/07/2014	WD	Q	I	02	105,000
GRANTOR: GRANTZ LINDA E & CHAR						
GRANTEE: HAZLETT WILLIAM C						
1304/0288	3/23/2005	WD	Q	I	01	100
GRANTOR: GRANTZ LINDA E						
GRANTEE: GRANTZ LINDA E & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FST=[YR=1993] N8 W8 FST=[YR=2002] W10 S4 UGR=[YR=1993] W14 S20 E14 BAS=[YR=2002] S8 E10 N8 W10 $ N20 $ BAS=[YR=1993] S20 E10 N20 W10 $ E10 N4$ S8 E8 $ W8 S24 E7 FOP=[YR=1993] S4 E5 N4 W5 $ E25 N24 $.

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	0681	POLE SHED	0	100	22	34	748.00	SF	15.00	15.00	100	1960	1960	3	20	2,244	
2	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	1980	1980	3	30	1,173	
3	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	1994	1994	3	20	320	
4	0810	CONCRETE A	0	100	0	0	343.00	SF	6.50	6.50	100	2003	2003	3	82	1,828	

LAND DESCRIPTION

TOTAL OB/XF 5,565

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		RL	0.00	0.00	2.30	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,500							

REVIEW DATE 12/04/2019 BY TWA Total Acres: 2.30 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 07/30/2025 BY SYS