

GEIGER ELIZABETH J
45200 OAK TRAIL
CALLAHAN, FL 32011

30-2N-25-0000-0003-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD	20		FACE BRICK 100		0900		MDL	01	3,392		99.8108		EFF. BASE RATE		138.74		REPL. COST NEW		470,606		1976		1976		ECON		FNCT		0		0		32.95		67.05												
Exterior Wall		03	03		GABLE/HIP 100		1		SNGL FAM		100%		- 0		Heated Area:		3088		HX Base Yr		1977																												
Roof Structur		03	03		COMP SHNGL 100																																												
Roof Cover		05	05		DRYWALL 100																																												
Interior Wall		05	05		DRYWALL 100																																												
Interior Floo		14	14		CARPET 60																																												
Interior Floo		11	11		CLAY TILE 40																																												
Air Condition		03	03		CENTRAL 100																																												
Heating Type		04	04		AIR DUCTED 100																																												
Bedrooms					5 100																																												
Bathrooms					3.5 100																																												
Frame		02	02		WOOD FRAME 100																																												
Stories		2.	2.		100																																												
Units		0	0		100																																												
BUD8 Adjustme		01	01		DIST CA 100																																												
Occupancy		00	00		NONE 100																																												
Quality		02	02		Quality Level 02																																												
DOR CODE		0100	0100		SINGLE FAMILY																																												
MAP NUM					MKT AREA																																												
NEIGHBORHOOD/LOC		7001.00	7001.00																																														
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS		1,448	100	1993	1,448	134,701																																											
BAS		440	100	2017	440	40,931																																											
FGR		418	55	1993	230	21,396																																											
FOP		240	30	1993	72	6,698																																											
FUS		1,200	100	1993	1,200	111,630																																											
PTO		48	5	2017	2	186																																											
TOTALS		3,794			3,392	315,541																																											
EXTRA FEATURES										45200 OAK TRL, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/13/2026 MLU									
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																																
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	34	680																																	