PT OF SW1/4 OF NE1/4
IN OR 512 PG 1202

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

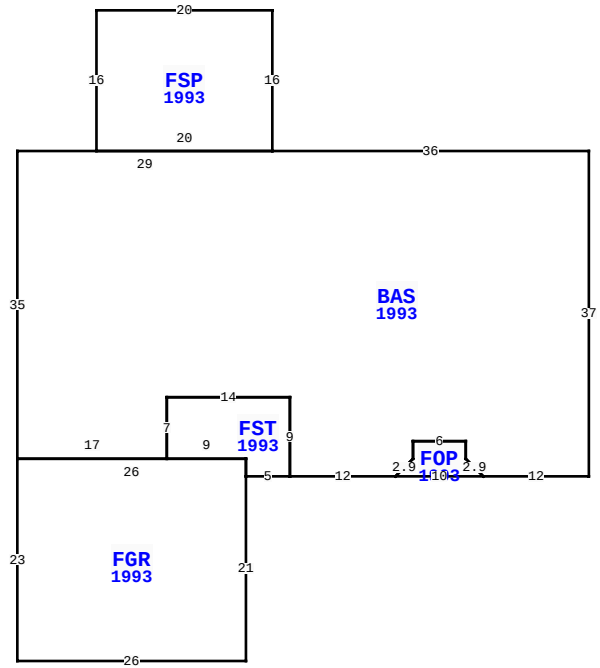
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,217	100	1993	2,217	212,365
FGR	598	55	1993	329	31,515
FOP	28	30	1993	8	766
FSP	320	40	1993	128	12,261
FST	108	55	1993	59	5,652
TOTALS	3,271			2,741	262,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,741	93.5712	130.06	356,494	1988	1988	0	0	0	26.35	73.65

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



45366 OAK TRL, CALLAHAN

BLD DATE	10/25/2007 DJ	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		262,558
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		309,658
SOH/AGL Deduction		163,485
ASSESSED VALUE		146,173
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,762
TOTAL JUST VALUE		309,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10762	OTHER	0	02/01/2006
2212	NEW CONSTR	83,569	06/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0512/1202	3/16/1987	WD	Q	V		10,000

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 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	145.00	144.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/09/2026 BY SYS