

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

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2														
ELEMENT		CD	20		FACE BRICK 100		0900		MDL	01	2,504		95.2992		132.47		331,705		1988		1988		ECON		FNCT	0		0		26.35		73.65		
Exterior Wall		03	03		GABLE/HIP 100		1		SNGL FAM		100%		- 0		Heated Area: 2028		HX Base Yr 1989																	
Roof Cover		03	03		COMP SHNGL 100																													
Interior Wall		05	05		DRYWALL 100																													
Interior Floor		14	14		CARPET 90																													
Interior Floor		11	11		CLAY TILE 10																													
Air Condition		03	03		CENTRAL 100																													
Heating Type		04	04		AIR DUCTED 100																													
Bedrooms					3 100																													
Bathrooms					2.5 100																													
Frame		02	02		WOOD FRAME 100																													
Stories		1.	1.		1. 100																													
Units		0	0		100																													
BUD8 Adjustme		01	01		DIST CA 100																													
Occupancy		00	00		NONE 100																													
Quality		01	01		Quality Level 01																													
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	2,028	100	1993	2,028	197,860																													
FGR	575	55	1993	316	30,831																													
FOP	241	30	1993	72	7,025																													
FST	132	55	1993	73	7,122																													
PTO	300	5	1993	15	1,463																													
TOTALS		3,276			2,504	244,301																												
EXTRA FEATURES						45320 OAK TRL, CALLAHAN						BLD DATE		03/03/2023		NW		LGL DATE		05/13/2026		MLU												
												XF DATE						LAND DATE																
												INC DATE						AG DATE																
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																		
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100																			
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1989	1989	04	85	42,500																			



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	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
UGR	360	45
	2009	390
	2009	162
		20,215
		8,397
TOTALS	750	552 28,612

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	60.98	33,661	2005	2005	0	0	15.00	85.00
2 ACCESORY U 100% - 0 Heated Area: 390 HX Base Yr 1989											
12 30 UGR 2009 12 13 30 BAS 2009 13											

BLD DATE	03/03/2023	NW	LGL DATE	
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