



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
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	1,697	100	1993	1,697	174,661
FGR	483	55	1993	266	27,378
FOP	36	30	1993	11	1,133
PTO	400	5	2019	20	2,059

TOTALS 2,616 1,994 205,230

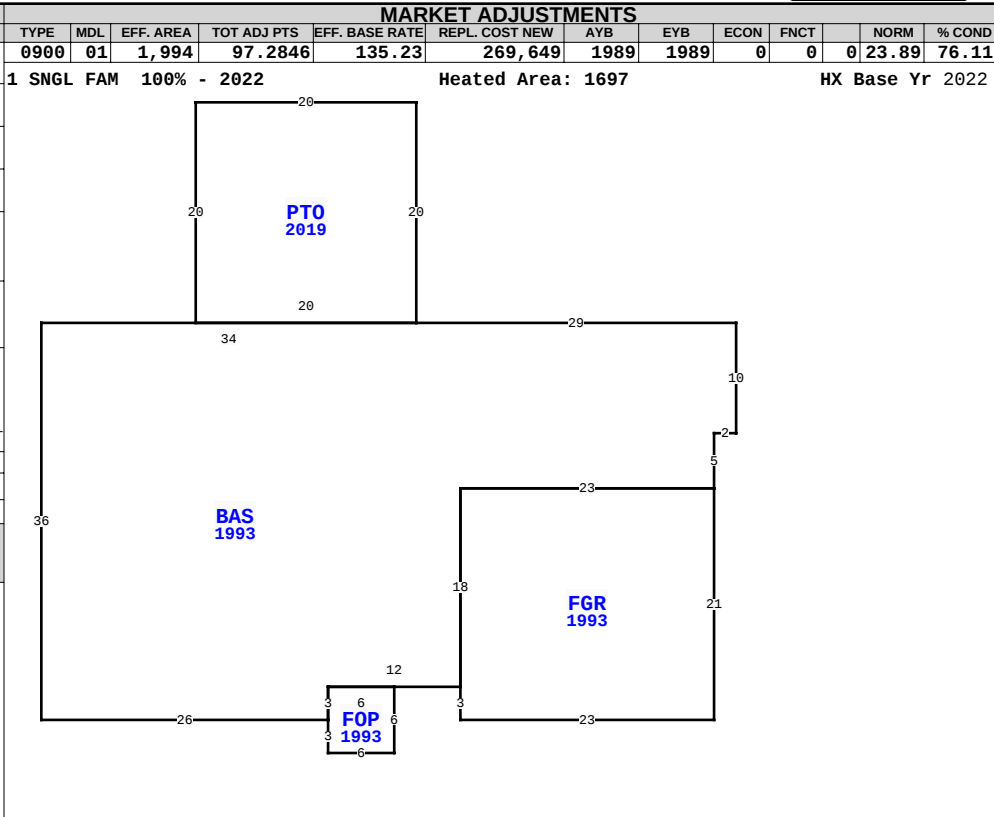
EXTRA FEATURES

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	1989	1989	3	62	2,170	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA



45345 OAK TRL, CALLAHAN

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

TOTAL OB/XF 2,170

TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		224,153
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		276,323
SOH/AGL Deduction		69,085
ASSESSED VALUE		207,238
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,827
TOTAL JUST VALUE		276,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4247	XFOB	0	04/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1585/0974	9/17/2008	QC	Q	I	01	100

GRANTOR: COPELAND TONY D
GRANTEE: COPELAND DEBRA A
0710/0657 8/01/1994 WD Q I 116,500
GRANTOR: KELLY MICHAEL G & CLA
GRANTEE: COPELAND TONY D & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 PTO=[YR=2019] N20 W20 S20 E20\$ W34 S36 E26
FOP=[YR=1993] S3E6 N6 W6 S3 \$ N3 E12 FGR=[YR=1993] S3 E23
N21 W23 S18 \$ N18 E23 N5 E2 N10 \$.

[illegible]