PT SW1/4 OF NE1/4 OF
SEC 30-2N-25E IN OR 2649/350

ABBOTT SHARMAINE L/E/
45283 OAK TRAIL
CALLAHAN, FL 32011

2024

30-2N-25-0000-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	02	Quality Level 02

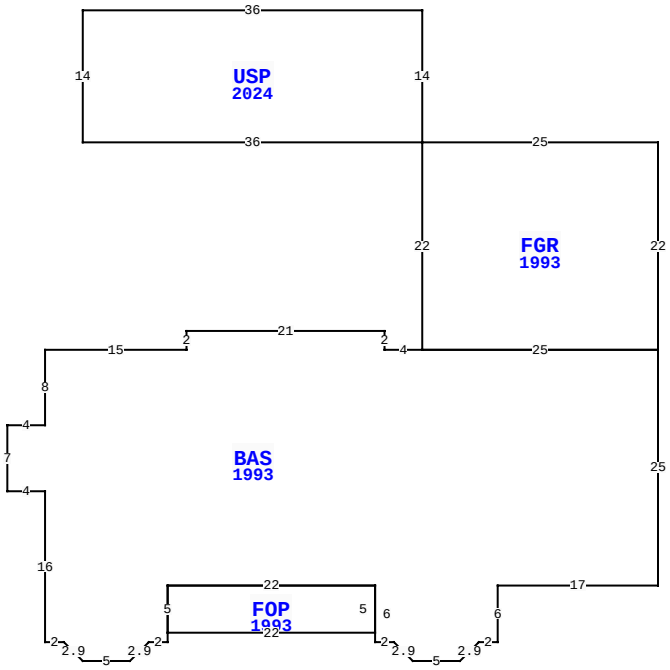
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,879	100	1,879	199,549
FGR	550	55	302	32,072
FOP	110	30	33	3,504
USP	504	30	151	16,036
TOTALS	3,043		2,365	251,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,365	100.5480	125.68	297,233	1990	1990	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2005 Heated Area: 1879 HX Base Yr 2005



45283 OAK TRL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		314,222
TOTAL MARKET OB/XF VALUE		70,217
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		419,439
SOH/AGL Deduction		169,251
ASSESSED VALUE		250,188
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		195,188
TOTAL JUST VALUE		419,439
NCON VALUE		16,036
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4121	ADDITION	0	05/16/2017
B4121	SWIM POOL	0	04/27/2017
2276	H/AC	0	07/12/2000
2347	NEW CONSTR	57	12/21/1989
2345	TEMP POLE	10	12/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/350	6/21/2023	WD	U	I	11	100
GRANTOR: ABBOTT SHARMAINE						
GRANTEE: SALVATION TRUST						
1869/1209	7/06/2013	QC	U	I	11	100
GRANTOR: ABBOTT LENNY & SHARMA						
GRANTEE: ABBOTT SHARMAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-25,22] W4 N2 W21 S2 W15 S8 W4 S7 E4 S16 E2 D2R2 E5 U2R2 E2 N1 N5 E22 S6 E2 D2R2 E5 U2R2 E2 N6 E17 N25 W25 $
FGR=[YR=1993;ORIG=0,0] W25 S22 E25 N22 $
FOP=[YR=1993;ORIG=-52,52] E22 N5 W22 S5 $
USP=[YR=2024;ORIG=-25,0] W36 N14 E36 S14 $
.

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	0812	CONCRETE C	0	100	0	0	1,918.00	SF	4.00	4.00	100	1990	1990	3	59.5	4,565	
2	0862	POOL VINYL	0	100	0	0	364.00	SF	50.00	50.00	100	2017	2017	3	84	15,288	
3	0845	KOOL DECK	0	100	0	0	1,031.00	SF	7.25	7.25	100	2017	2017	3	97	7,251	
4	0911	SCRN RM A	0	100	0	0	1,395.00	SF	17.50	17.50	100	2017	2017	3	78	19,042	
5	0855	CONC PAVER	0	100	0	0	864.00	SF	10.00	10.00	100	2017	2017	3	97	8,381	
6	0462	ST/AL FNC	0	100	0	0	1,680.00	SF	10.00	10.00	100	2019	2019	3	90	15,120	
7	0463	FENCE GATE	0	100	0	0	4.00	UT	150.00	150.00	100	2019	2019	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 70,217

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	000115	C	SFR ACRES	100	0006	RL	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS

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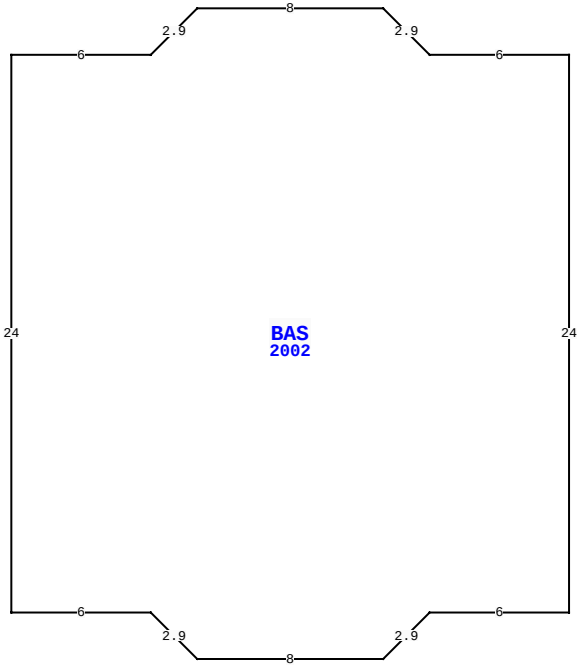
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	616	63,060
TOTALS	616		616	63,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	616	122.1000	116.00	71,456	1999	1999	0	0	0	11.75	88.25

2 SINGLE FAM – 0% - 2005 Heated Area: 616 HX Base Yr 2005



45283 OAK TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 1

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GRANTEE: SALVATION TRUST						
1869/1209	7/06/2013	QC	U	I	11	100
GRANTOR: ABBOTT LENNY & SHARMA						
GRANTEE: ABBOTT SHARMAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W6 U2L2 W8 D2L2 W6 S24 E6 D2R2 E8 U2R2 E6 N24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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