PT OF N1/2 OF SE1/4 OF
SEC 30-2N-25E IN OR 1565/1712
(EX R/W IN OR 860/1078)

WILKERSON MARTIN A & LINDA J
PO BOX 393
CALLAHAN, FL 32011-0393

2025

30-2N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

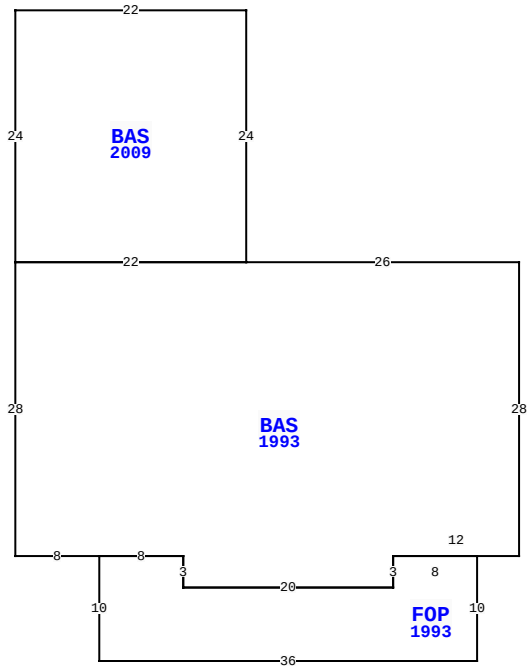
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,404	100	1993	1,404	163,794
BAS	528	100	2009	528	61,598
FOP	300	30	1993	90	10,499
TOTALS	2,232			2,022	235,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,022	97.6374	128.88	260,595	1988	2005	0	0	0	9.48	90.52

1 SNGL FAM – 100% - 2021 Heated Area: 1932 HX Base Yr 2021



45029 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		235,891
TOTAL MARKET OB/XF VALUE		11,496
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		267,387
SOH/AGL Deduction		122,261
ASSESSED VALUE		145,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,404
TOTAL JUST VALUE		267,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4325	REPAIR/RRF	6,500	06/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/1712	5/09/2008	WD	Q	I	05	82,000
GRANTOR: YALE MORTGAGE CORPORA						
GRANTEE: WILKERSON MARTIN A						
1543/0872	12/28/2007	CT	U	I	14	21,000
GRANTOR: CLERK OF COURT						
GRANTEE: YALE MORTGAGE CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 BAS=[YR=2009] N24 W22 S24 E22$ W22 S28 E8
FOP=[YR=1993] S10 E36 N10 W8 S3 W20 N3 W8$ E8 S3 E20 N3
E12N28$.

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	0811	CONCRETE B	0	100	55	16	880.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,265	
2	0810	CONCRETE A	0	100	90	3	270.00	SF	6.50	6.50	100	1987	1987	3	49.5	869	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0351	CARPORT MT	1	100	40	18	720.00	SF	10.00	10.00	100	2024	2020		86	6,192	

LAND DESCRIPTION

TOTAL OB/XF 11,496

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		RL	115.00	103.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 07/30/2025 BY SYS