

PT OF NE1/4 OF SEC 30-2N-25E
IN OR 2797/722
(EX ESMT PT OR 1671/1160)

PERRY BRADY JAMES
10101 FORD RD
BRYCEVILLE, FL 32009

2025

30-2N-25-0000-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,160	100	1993	1,160	128,328
FGR	423	55	1993	233	25,776
FOP	16	30	1993	5	553
FSP	192	40	1993	77	8,519
TOTALS	1,791			1,475	163,175

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	825.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RL	107.00	164.00	0.43

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,475	130.1520	130.15	191,971	1989	1994	0	0	0 15.00	85.00	
1 SINGLE FAM - 0% - 0												
Heated Area: 1160												
HX Base Yr												
45114 OAK TRL, CALLAHAN												

TOTAL OB/XF												
4,578												
45114 OAK TRL, CALLAHAN												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		163,175	
TOTAL MARKET OB/XF VALUE		4,578	
TOTAL LAND VALUE - MARKET		19,350	
TOTAL MARKET VALUE		187,103	
SOH/AGL Deduction		18,047	
ASSESSED VALUE		169,056	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		169,056	
TOTAL JUST VALUE		187,103	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,730	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/722	6/13/2025	SW	Q	I	01	320,000
GRANTOR: 45114 OAK TRL TRUST						
GRANTEE: PERRY BRADY JAMES						
2768/1296	2/18/2025	CT	U	I	18	152,200
GRANTOR: CLERK OF COURT						
GRANTEE: 45114 OAK TRL TRUST						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W6 W16 W19 S17 E8 S3 E13 S15 E4 S4 E16 N39 \$									
FGR=[YR=1993;ORIG=-41,17] S22 E21 N19 W13 N3 W8 \$									
FSP=[YR=1993;ORIG=-6,0] N12 W16 S12 E16 \$									
FOP=[YR=1993;ORIG=-20,39] E4 N4 W4 S4 \$									