PT OF SW1/4 OF NE1/4 & PT OF
NW1/4 OF SE1/4 OF
SEC 30-2N-25E IN OR 1075/1879

SANDERS DANIEL W & MARILYN L
45032 OAK TRAIL
CALLAHAN, FL 32011

2025

30-2N-25-0000-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

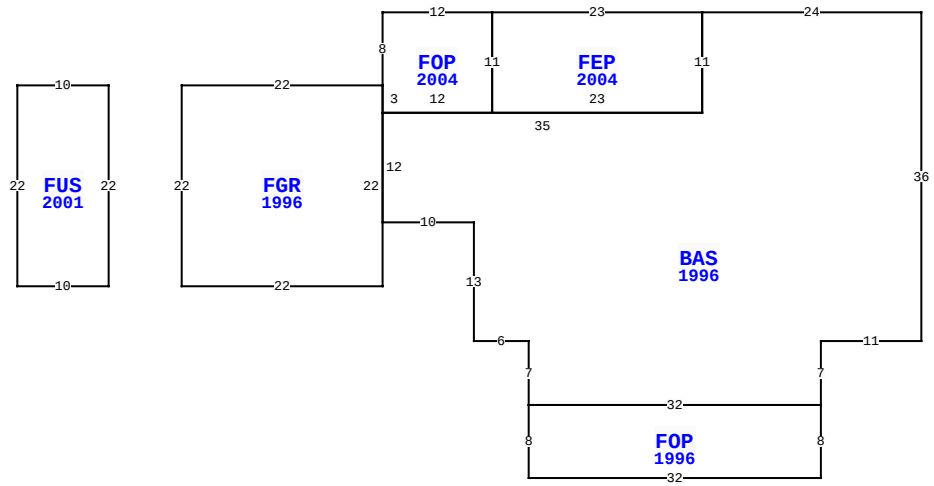
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,833	100	1996	1,833	192,372
FEP	253	80	2004	202	21,199
FGR	484	55	1996	266	27,916
FOP	256	30	1996	77	8,081
FOP	132	30	2004	40	4,198
FUS	220	100	2001	220	23,089
TOTALS	3,178			2,638	276,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,638	91.8432	121.23	319,805	1996	1998	0	0	0	13.43	86.57

1 SNGL FAM – 100% - 2003 Heated Area: 2053 HX Base Yr 2003



45032 OAK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		276,855
TOTAL MARKET OB/XF VALUE		8,613
TOTAL LAND VALUE - MARKET		18,900
TOTAL MARKET VALUE		304,368
SOH/AGL Deduction		143,476
ASSESSED VALUE		160,892
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,170
TOTAL JUST VALUE		304,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,221

FIREPLACE IS 2-SIDED

FUS ABOVE FGR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2685	ADDITION	19,054	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1075/1879	8/20/2002	WD	Q	I		168,500
GRANTOR: KELLY MICHAEL G & CLA						
GRANTEE: SANDERS DANIEL W &						
0718/1604	11/22/1994	WD	Q	V		12,000
GRANTOR: GEIGER ELIZABETH ANN						
GRANTEE: KELLY MICHAEL G & C						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
2	0812	CONCRETE C	0	100	0	0	1,865.00	SF	4.00	4.00	100	1997	1997	3	72	5,371	
3	0825	BRICK	0	100	0	0	187.00	SF	10.00	10.00	100	1997	1997	3	91	1,702	

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W24 S11 W35 S12 E10 S13 E6 S7 E32 N7 E11 N36 $
FGR=[YR=1996;ORIG=-59,8] W22 S22 E22 N22 $
FOP=[YR=1996;ORIG=-43,43] S8 E32 N8 W32 $
FEP=[YR=2004;ORIG=-24,0] W23 S11 E23 N11 $
FUS=[YR=2001;ORIG=-99,8] E10 S22 W10 N22 $
FOP=[YR=2004;ORIG=-47,0] W12 S8 S3 E12 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,613

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	0.00	0.00	0.42	AC		1.00	1.00	1.00	45,000.00	45,000.00	18,900							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.42 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 07/30/2025 BY SYS