PT OF NE1/4 OF SEC 30-2N-25E
IN OR 2153/397

KELLY DAVID M & KERSTI G
45140 OAK TRAIL
CALLAHAN, FL 32011

2025

30-2N-25-0000-0003-0130

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

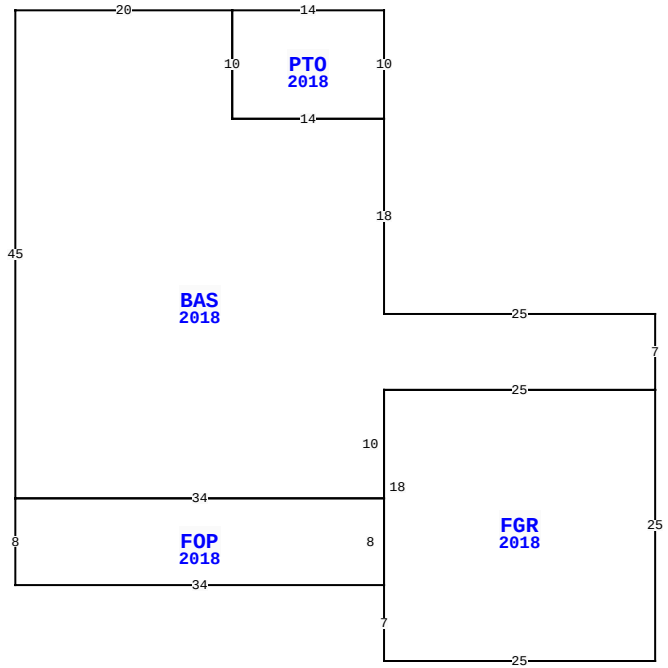
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	2018	1,565	208,145
FGR	625	55	2018	344	45,752
FOP	272	30	2018	82	10,906
PTO	140	5	2018	7	931
TOTALS	2,602			1,998	265,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,998	103.3410	136.41	272,547	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 1565 HX Base Yr 2019



45140 OAK TR, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/22/2016 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		265,733
TOTAL MARKET OB/XF VALUE		6,274
TOTAL LAND VALUE - MARKET		104,300
TOTAL MARKET VALUE		376,307
SOH/AGL Deduction		138,754
ASSESSED VALUE		237,553
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,831
TOTAL JUST VALUE		376,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4160	NEW CONSTR	0	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/0397	10/20/2017	WD	U	V	11	100
GRANTOR: GEIGER WALTER RAY & E						
GRANTEE: KELLY DAVID M & KER						
1985/0681	6/12/2015	WD	U	V	11	100
GRANTOR: GEIGER WALTER RAY & E						
GRANTEE: KELLY DAVID M & KER						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W14 BAS=[YR=2018] W20 S45 FOP=[YR=2018] S8 E34 FGR=[YR=2018] S7 E25 N25 W25 S18$ N8 W34$ E34 N10 E25 N7 W25 N18 W14 N10$ S10 E14 N10$.

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	0810	CONCRETE A	0	100	0	0	425.00	SF	6.50	6.50	100	2018	2018	3	97	2,680	
2	1242	WD DECK A	0	100	0	0	190.00	SF	10.00	10.00	100	2024	2020		86	1,634	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2018		98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 6,274

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	2.98	AC		1.00	1.00	1.00	35,000.00	35,000.00	104,300							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 2.98 Total Land Value: 104,300 Market: 0 Agricultural: 0 Common: 104,300 PRINTED 07/30/2025 BY SYS