PT NW1/4 OF SW1/4 OF NE1/4 OF
SEC 30-2N-25E IN OR 487/847
ESMT'S IN OR 700/1758 &

HIGGINBOTHAM THOMAS E & DAWN E
45375 OAK TRAIL
CALLAHAN, FL 32011

2025

30-2N-25-0000-0004-0030

BUILDING CHARACTERISTICS

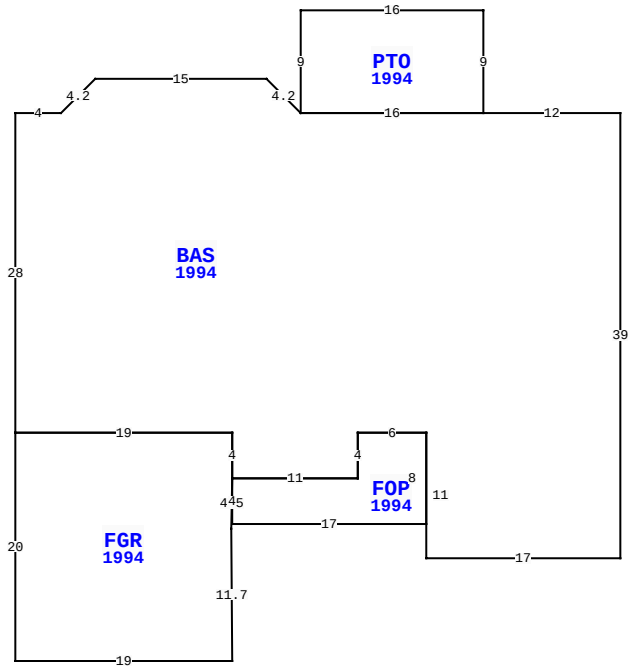
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1994	1,769	207,113
FGR	379	55	1994	208	24,352
FOP	92	30	1994	28	3,278
PTO	144	5	1994	7	820
TOTALS	2,384			2,012	235,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,012	102.5962	135.43	272,485	1994	1999	0	0	0	13.55	86.45

1 SNGL FAM – 100% - 1995 Heated Area: 1769 HX Base Yr 1995



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/22/2025 MLU
INC DATE			AG DATE	

45375 OAK TRL, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		235,563
TOTAL MARKET OB/XF VALUE		48,876
TOTAL LAND VALUE - MARKET		73,350
TOTAL MARKET VALUE		357,789
SOH/AGL Deduction		171,548
ASSESSED VALUE		186,241
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,519
TOTAL JUST VALUE		357,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,040

7/2023KW: ALUMN STRG (11X30) = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-4638	CARPORT	0	02/10/2023
4330R	REPAIR/RRF	11,700	06/15/2020
050	NEW CONSTR	75,000	04/20/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0487/0847	4/01/1986	WD	U	V		12,000
GRANTOR: MANEY GEORGE ALLEN						
GRANTEE: HIGGENBOTHAM THOMAS						
0368/0733	9/01/1982	MS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W12 W16 U3L3 W15 D3L3 W4 S28 E19 S4 E11 N4 E6 S11 E17 N39 $
FGR=[YR=1994;ORIG=-53,28] S20 E19 U11.7L0.1 U4.5R0.1 N4 W19 $
PTO=[YR=1994;ORIG=-12,0] N9 W16 S9 E16 $
FOP=[YR=1994;ORIG=-34,36] E17 N8 W6 S4 W11 S4 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1994	1994	3	66	1,373	
3	0861	POOL GUNIT	0	100	0	0	417.00	SF	85.00	85.00	100	2017	2017	3	81	28,710	
4	0850	PEBBLE WLK	0	100	0	0	1,217.00	SF	3.50	3.50	100	2017	2017	3	96	4,089	
5	0462	ST/AL FNC	1	100	150	0	600.00	SF	10.00	10.00	100	2023	2017		81	4,860	
6	0463	FENCE GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2017		90	270	
7	0351	CARPORT MT	1	100	40	18	720.00	SF	10.00	10.00	100	2024	2023		97	6,984	

LAND DESCRIPTION

TOTAL OB/XF 48,876

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	1.63	AC		1.00	1.00	1.00	45,000.00	45,000.00	73,350							

REVIEW DATE 07/20/2023 BY KW Total Acres: 1.63 Total Land Value: 73,350 Market: 0 Agricultural: 0 Common: 73,350 PRINTED 07/30/2025 BY SYS