PT OF SW1/4 OF NE1/4
IN OR 1585/974

BROWN DEBRA COPELAND
45345 OAK TRL
CALLAHAN, FL 32011

2025

30-2N-25-0000-0004-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

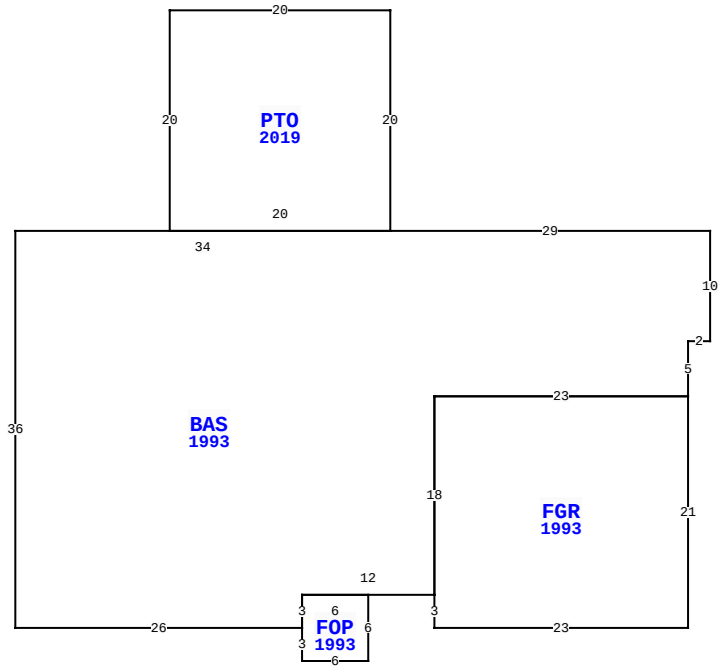
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,697	100	1993	1,697	176,201
FGR	483	55	1993	266	27,619
FOP	36	30	1993	11	1,142
PTO	400	5	2019	20	2,077
TOTALS	2,616			1,994	207,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,994	102.6893	135.55	270,287	1989	1989	0	0	0	23.40	76.60

1 SNGL FAM – 100% - 2022 Heated Area: 1697 HX Base Yr 2022



45345 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		225,179
TOTAL MARKET OB/XF VALUE		9,033
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		279,212
SOH/AGL Deduction		77,422
ASSESSED VALUE		201,790
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,068
TOTAL JUST VALUE		279,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4247	XFOB	0	04/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1585/0974	9/17/2008	QC	Q	I	01	100
GRANTOR: COPELAND TONY D						
GRANTEE: COPELAND DEBRA A						
0710/0657	8/01/1994	WD	Q	I		116,500
GRANTOR: KELLY MICHAEL G & CLA						
GRANTEE: COPELAND TONY D & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 PTO=[YR=2019] N20 W20 S20 E20$ W34 S36 E26 FOP=[YR=1993] S3E6 N6 W6 S3 $ N3 E12 FGR=[YR=1993] S3 E23 N21 W23 S18 $ N18 E23 N5 E2 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	2,181.00	SF	4.00	4.00	100	1989	1989	3	54.5	4,755	
3	0810	CONCRETE A	2	100	20	16	320.00	SF	6.50	6.50	100	2024	2020		98	2,038	

LAND DESCRIPTION

TOTAL OB/XF 9,033

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF NE1/4
IN OR 1585/974

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45345 OAK TRL
CALLAHAN, FL 32011

2025

30-2N-25-0000-0004-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

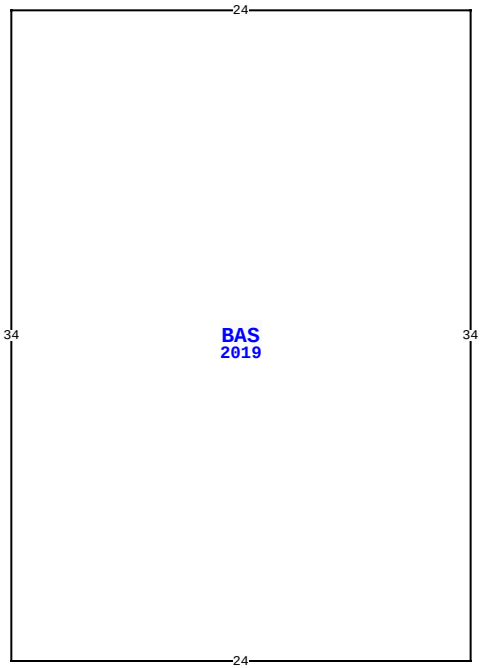
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	2019	816	18,139
TOTALS	816			816	18,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	816	63.2500	23.40	19,094	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2022 Heated Area: 816 HX Base Yr 2022



45345 OAK TRL, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 1

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0710/0657	8/01/1994	WD	Q	I		116,500
GRANTOR: KELLY MICHAEL G & CLA						
GRANTEE: COPELAND TONY D & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S34 E24 N34$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS