PT SW1/4 OF NE1/4 OF
SEC 30-2N-25E IN OR 1661/1924
(EX OR 2302/1078)

COMBS DIANNE L
P O BOX 17
CALLAHAN, FL 32011-0017

2025

30-2N-25-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

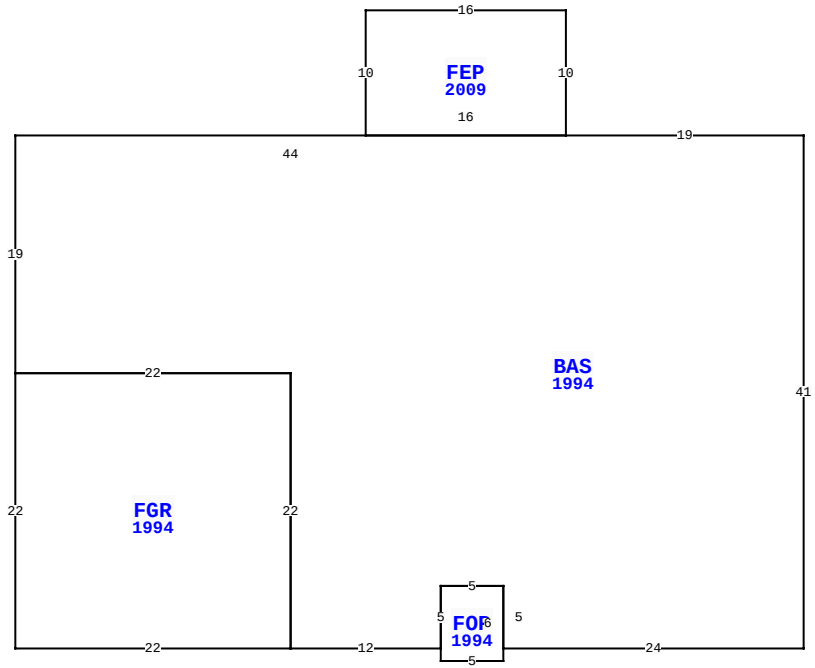
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	1994	2,074	165,107
FEP	160	80	2009	128	10,190
FGR	484	55	1994	266	21,176
FOP	30	30	1994	9	716
TOTALS	2,748			2,477	197,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	102.7200	102.72	254,437	1994	1994	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 1995 Heated Area: 2074 HX Base Yr 1995



45185 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		197,189
TOTAL MARKET OB/XF VALUE		10,565
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		269,854
SOH/AGL Deduction		123,677
ASSESSED VALUE		146,177
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		90,455
TOTAL JUST VALUE		269,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
066	NEW CONSTR	90,000	06/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1661/1924	2/04/2010	WD	U	I	11	100
GRANTOR: COMBS TED L & DIANNE						
GRANTEE: COMBS DIANNE L						
1658/1478	1/20/2010	WD	U	I	30	100
GRANTOR: COMBS TED L & DIANNE						
GRANTEE: COMBS DIANNE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W19 FEP=[YR=2009] N10 W16 S10 E16 $ W44 S19 FGR=[YR=1994] S22 E22 N22 W22 $ E22 S22 E12 FOP=[YR=1994] S1 E5 N6 W5 S5 $ N5 E5 S5 E24 N41$.

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	0	0	1,859.00	SF	6.50	6.50	100	1994	1994	3	66	7,975	

LAND DESCRIPTION

TOTAL OB/XF 10,565

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	0006	RL	0.00	0.00	1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100							

REVIEW DATE 09/16/2019 BY KBA Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 07/30/2025 BY SYS