PT SW1/4 OF NE1/4 OF
SEC 30-2N-25E IN OR 1100/1632

BEAUMONT KAREN W WILLIAMS
45143 OAK TRAIL
CALLAHAN, FL 32011

2025

30-2N-25-0000-0005-0030

BUILDING CHARACTERISTICS

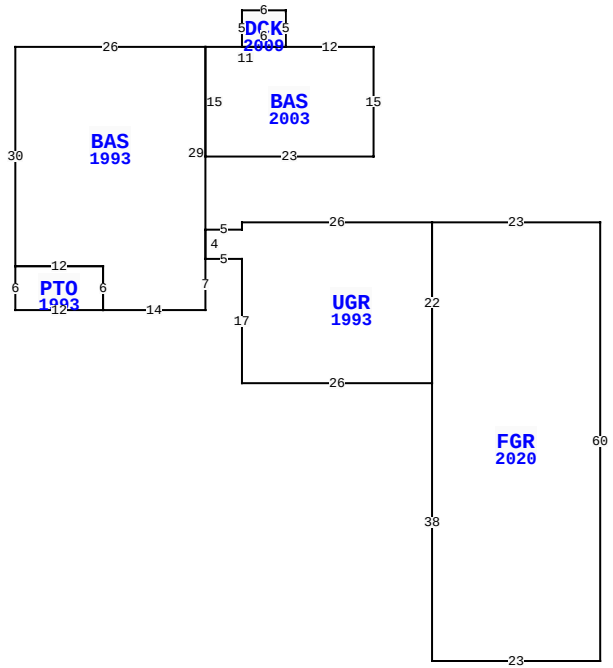
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	864	100	1993	864	105,550
BAS	345	100	2003	345	42,147
DCK	30	10	2009	3	367
FGR	1,380	55	2020	759	92,723
PTO	72	5	1993	4	488
UGR	592	45	1993	266	32,496
TOTALS	3,283			2,241	273,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,241	107.8000	142.30	318,894	1950	1995	0	0	0	14.15	85.85

1 SNGL FAM – 100% - 2016 Heated Area: 1209 HX Base Yr 2016



45143 OAK TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		273,770
TOTAL MARKET OB/XF VALUE		15,009
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		333,779
SOH/AGL Deduction		162,803
ASSESSED VALUE		170,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,254
TOTAL JUST VALUE		333,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4317	ADDITION	45,000	06/11/2020
B2571	REPAIR/RRF	1,500	03/04/2003
B2546	ADDITION	36,000	12/10/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1100/1632	12/13/2002	WD	U	I		52,000
GRANTOR: ROBERTSON LYNN K & GE						
GRANTEE: WILLIAMS KAREN W						
0706/1629	6/13/1994	WD	U	I	12	63,000
GRANTOR: COMBS TED & DIANNE						
GRANTEE: ROBERTSON LYNN & GE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 DCK=[YR=2009] N5 W6 S5 E6$ W11
BAS=[YR=1993] W26 S30 PTO=[YR=1993] S6 E12 N6 W12$ E12 S6 E14
N7 UGR=[YR=1993] E5 S17 E26 FGR=[YR=2020] S38 E23 N60 W23
S22$ N22 W26 S1 W5 S4$ N29$ S15 E23 N15$.

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	0811	CONCRETE B	0	100	26	35	910.00	SF	5.20	5.20	100	1980	1980	3	30	1,420	
2	0810	CONCRETE A	0	100	0	0	586.00	SF	6.50	6.50	100	1995	1995	3	68	2,590	
3	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2003	2003	3	58	1,002	
4	0469	VF LATTIC	0	100	0	0	54.00	SF	5.50	5.50	100	2003	2003	3	58	172	
5	0811	CONCRETE B	0	100	0	0	1,928.00	SF	5.20	5.20	100	2020	2020	3	98	9,825	

LAND DESCRIPTION

TOTAL OB/XF 15,009

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

REVIEW DATE 02/02/2021 BY KB Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS