PT OF N1/2 OF SE1/4 OF
SEC 30-2N-25E IN OR 2783/621

HARRIS COLTON ALAN
45049 OAK TRL
CALLAHAN, FL 32011

2025

30-2N-25-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

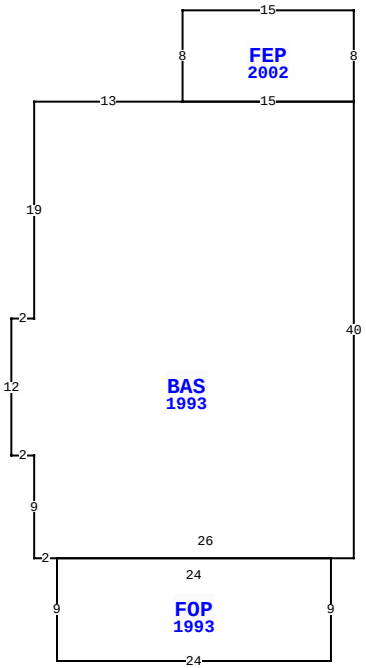
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1993	1,144	115,546
FEP	120	80	2002	96	9,696
FOP	216	30	1993	65	6,565
TOTALS	1,480			1,305	131,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,305	123.5520	123.55	161,233	1930	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 0% - 0 Heated Area: 1144 HX Base Yr



45049 OAK TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	131,808
TOTAL MARKET OB/XF VALUE	2,688
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	154,496
SOH/AGL Deduction	61,886
ASSESSED VALUE	92,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,610
TOTAL JUST VALUE	154,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,343

EYB ADJST FOR REMODEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2510	REMODEL	2,000	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2783/621	4/17/2025	WD	Q	I	01	155,000
GRANTOR: MALMBERG DAVID R & SH						
GRANTEE: HARRIS COLTON ALAN						
0492/0258	6/01/1986	WD	U	I		37,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2002] W15 S8 BAS=[YR=1993] W13 S19 W2 S12 E2 S9 E2
FOP=[YR=1993] S9 E24 N9 W24 $ E26 N40 W15 $ E15 N8 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1930	1930	3	20	400	
2	0810	CONCRETE A	0	0	0	0	440.00	SF	6.50	6.50	100	2002	2002	3	80	2,288	

LAND DESCRIPTION

TOTAL OB/XF 2,688

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	0		RL	85.00	180.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 07/30/2025 BY SYS