LOT 4
OAK MANOR PB 5/254

CROSBY KENNETH ALLEN JR
45061 OAK TRAIL
CALLAHAN, FL 32011

2025

30-2N-25-8000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

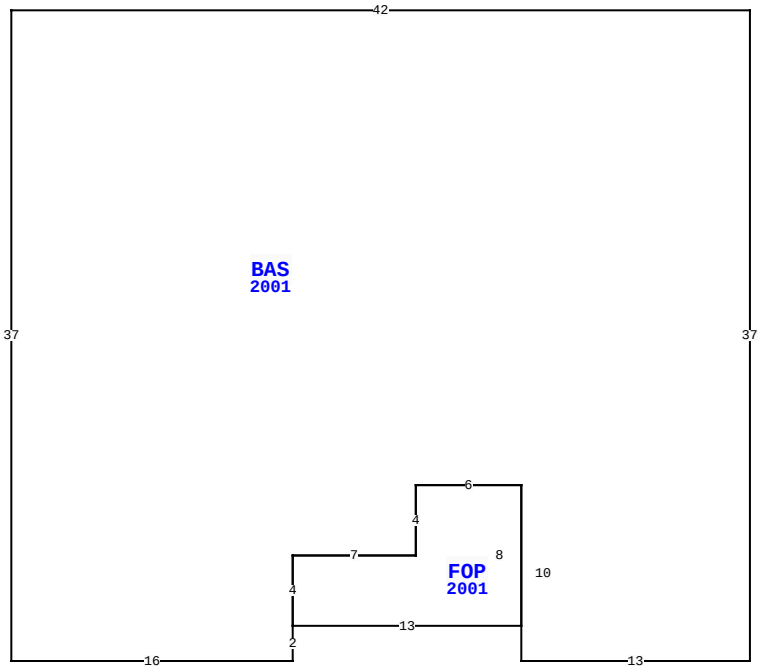
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,452	100	2001	1,452	182,961
FOP	76	30	2001	23	2,898
TOTALS	1,528			1,475	185,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,475	107.8650	142.38	210,010	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2023 Heated Area: 1452 HX Base Yr 2023



45061 OAK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		185,859
TOTAL MARKET OB/XF VALUE		7,282
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		213,141
SOH/AGL Deduction		4,177
ASSESSED VALUE		208,964
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,242
TOTAL JUST VALUE		213,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/0727	3/01/2022	WD	Q	I	02	230,000
GRANTOR: BUCKLAND KARA & DANA						
GRANTEE: CROSBY KENNETH ALLE						
2502/0918	9/30/2021	FJ	U	I	11	0
GRANTOR: SMITH KATHY E EST						
GRANTEE: BUCKLAND KARA & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W42 S37 E16 N2 FOP=[YR=2001] E13 N8 W6 S4 W7 S4 $ N4 E7 N4 E6 S10 E13 N37 $.

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	0812	CONCRETE C	0	100	0	0	1,468.00	SF	4.00	4.00	100	2001	2001	3	79	4,639	
2	0855	CONC PAVER	0	100	0	0	400.00	SF	7.00	7.00	100	2001	2001	3	79	2,212	
3	1242	WD DECK A	0	100	10	11	110.00	SF	10.00	10.00	100	2005	2005	3	22	242	
4	1076	TRELLIS A	0	100	7	10	70.00	SF	7.50	7.50	100	2005	2005	3	36	189	

LAND DESCRIPTION

TOTAL OB/XF 7,282

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	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 05/06/2020 BY KBA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 07/30/2025 BY SYS