PT OF NE1/4 OF SEC 30-2N-25E
IN OR 2797/722
(EX ESMT PT OR 1671/1160)

PERRY BRADY JAMES
45114 OAK TRL
CALLAHAN, FL 32011

2026

30-2N-25-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

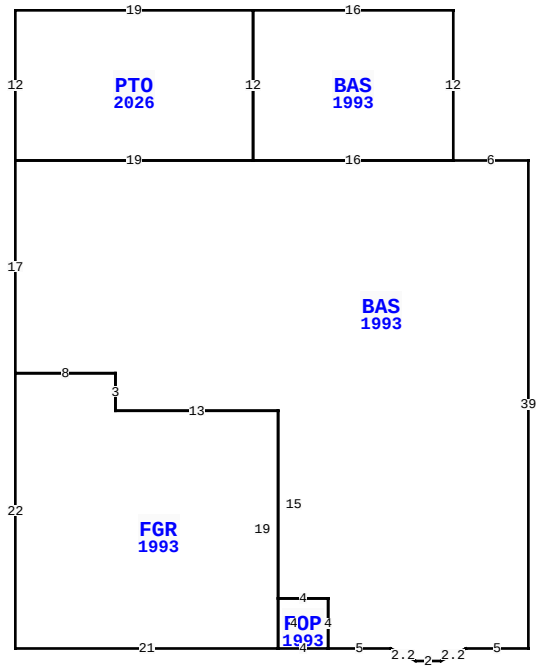
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 30
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	192	100	1993	192	32,477
BAS	1,164	100	1993	1,164	196,888
FGR	423	55	1993	233	39,412
FOP	16	30	1993	5	846
PTO	228	5	2026	11	1,861
TOTALS	2,023			1,605	271,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,605	128.0916	178.05	285,770	1989	2015	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2026 Heated Area: 1356 HX Base Yr 2026



45114 OAK TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		271,482
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		318,652
SOH/AGL Deduction		0
ASSESSED VALUE		318,652
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		267,241
TOTAL JUST VALUE		318,652
NCON VALUE		104,186
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/722	6/13/2025	SW	Q	I	01	320,000
GRANTOR: 45114 OAK TRL TRUST						
GRANTEE: PERRY BRADY JAMES						
2768/1296	2/18/2025	CT	U	I	18	152,200
GRANTOR: CLERK OF COURT						
GRANTEE: 45114 OAK TRL TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W6 W16 W19 S17 E8 S3 E13 S15 E4 S4 E5 D1R2 E2 U1R2 E5 N39 $
FGR=[YR=1993;ORIG=-41,17] S22 E21 N19 W13 N3 W8 $
BAS=[YR=1993;ORIG=-6,0] N12 W16 S12 E16 $
FOP=[YR=1993;ORIG=-20,39] E4 N4 W4 S4 $
PTO=[YR=2026;ORIG=-22,0] W19 N12 E19 S12 $
.

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	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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	107.00	164.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 09/16/2025 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/09/2026 BY SYS