PT OF SW1/4 OF NE1/4 & PT OF
NW1/4 OF SE1/4 OF
SEC 30-2N-25E IN OR 1075/1879

SANDERS DANIEL W & MARILYN L
45032 OAK TRAIL
CALLAHAN, FL 32011

**2026**

**30-2N-25-0000-0003-0090**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

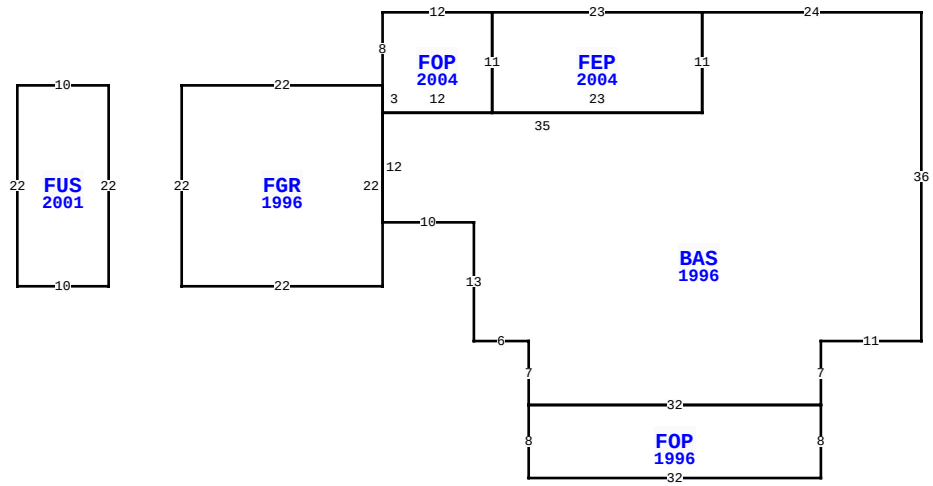
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| 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 | 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 | 1,833 | 100 | 1996 | 1,833 | 198,901 |
| FEP | 253 | 80 | 2004 | 202 | 21,919 |
| FGR | 484 | 55 | 1996 | 266 | 28,864 |
| FOP | 256 | 30 | 1996 | 77 | 8,356 |
| FOP | 132 | 30 | 2004 | 40 | 4,340 |
| FUS | 220 | 100 | 2001 | 220 | 23,872 |
| TOTALS | 3,178 | | | 2,638 | 286,252 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,638 | 91.8432 | 127.66 | 336,767 | 1996 | 1996 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SNGL FAM 100% - 2003 Heated Area: 2053 HX Base Yr 2003




45032 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 | | 286,252 |
| TOTAL MARKET OB/XF VALUE | | 1,520 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 332,772 |
| SOH/AGL Deduction | | 167,536 |
| ASSESSED VALUE | | 165,236 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 113,825 |
| TOTAL JUST VALUE | | 332,772 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 304,368 |

FIREPLACE IS 2-SIDED

FUS ABOVE FGR

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2685 | ADDITION | 19,054 | 04/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1075/1879 | 8/20/2002 | WD | Q | I | | 168,500 |
| GRANTOR: KELLY MICHAEL G & CLA | | | | | | |
| GRANTEE: SANDERS DANIEL W & | | | | | | |
| 0718/1604 | 11/22/1994 | WD | Q | V | | 12,000 |
| GRANTOR: GEIGER ELIZABETH ANN | | | | | | |
| GRANTEE: KELLY MICHAEL G & C | | | | | | |

## BUILDING NOTES

## 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 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1996 | 1996 | 3 | 76 | 1,520 | |

## BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W24 S11 W35 S12 E10 S13 E6 S7 E32 N7 E11 N36 $
FGR=[YR=1996;ORIG=-59,8] W22 S22 E22 N22 $
FOP=[YR=1996;ORIG=-43,43] S8 E32 N8 W32 $
FEP=[YR=2004;ORIG=-24,0] W23 S11 E23 N11 $
FUS=[YR=2001;ORIG=-99,8] E10 S22 W10 N22 $
FOP=[YR=2004;ORIG=-47,0] W12 S8 S3 E12 N11 $
.

## LAND DESCRIPTION

TOTAL OB/XF 1,520

| 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 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/09/2026 BY SYS