PT SW1/4 OF NE1/4 OF
SEC 30-2N-25E IN OR 2787/1337

ABBOTT SHARMAINE L/E/
45283 OAK TRAIL
CALLAHAN, FL 32011

2026

30-2N-25-0000-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	02	Quality Level 02

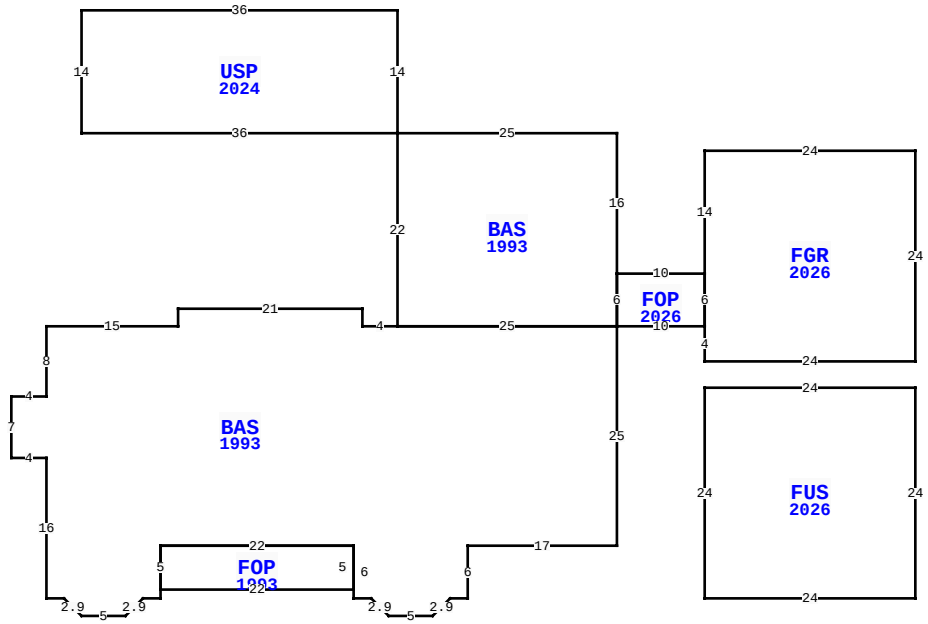
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	1993	550	57,103
BAS	1,879	100	1993	1,879	195,085
FGR	576	55	2026	317	32,912
FOP	110	30	1993	33	3,426
FOP	60	30	2026	18	1,869
FUS	576	100	2026	576	59,803
USP	504	30	2024	151	15,678
TOTALS	4,255			3,524	365,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,524	88.9200	123.60	435,566	1990	1990	0	0	0	16.00	84.00

1 SNGL FAM 100% - 2005 Heated Area: 3005 HX Base Yr 2005



45283 OAK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		434,777
TOTAL MARKET OB/XF VALUE		46,077
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		530,854
SOH/AGL Deduction		169,851
ASSESSED VALUE		361,003
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		304,592
TOTAL JUST VALUE		530,854
NCON VALUE		88,218
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4121	ADDITION	0	05/16/2017
B4121	SWIM POOL	0	04/27/2017
2276	H/AC	0	07/12/2000
2347	NEW CONSTR	57	12/21/1989
2345	TEMP POLE	10	12/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/1337	5/09/2025	WD	U	I	11	100
GRANTOR: ABBOTT SHARMAINE						
GRANTEE: SALVATION TRUST						
2735/1972	9/04/2024	WD	U	I	11	100
GRANTOR: ABBOTT SHARMAINE						
GRANTEE: ABBOTT SHARMAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-25,22] W4 N2 W21 S2 W15 S8 W4 S7 E4 S16 E2 D2R2 E5 U2R2 E2 N1 N5 E22 S6 E2 D2R2 E5 U2R2 E2 N6 E17 N25 W25 $
BAS=[YR=1993;ORIG=0,0] W25 S22 E25 N6 N16 $
USP=[YR=2024;ORIG=-25,0] W36 N14 E36 S14 $
FOP=[YR=1993;ORIG=-52,52] E22 N5 W22 S5 $
FOP=[YR=2026;ORIG=0,22] E10 N6 W10 S6 $
FGR=[YR=2026;ORIG=10,26] E24 N24 W24 S14 S6 S4 $
FUS=[YR=2026;ORIG=10,53] E24 N24 W24 S24 $
.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	30,000.00	30,000.00	100	2017	2017	02	95	28,500	
4	0911	SCRN RM A	0	100	0	0	1,395.00	SF	18.00	18.00	100	2017	2017	3	70	17,577	

LAND DESCRIPTION

TOTAL OB/XF 46,077

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	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2026 BY TWX Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS

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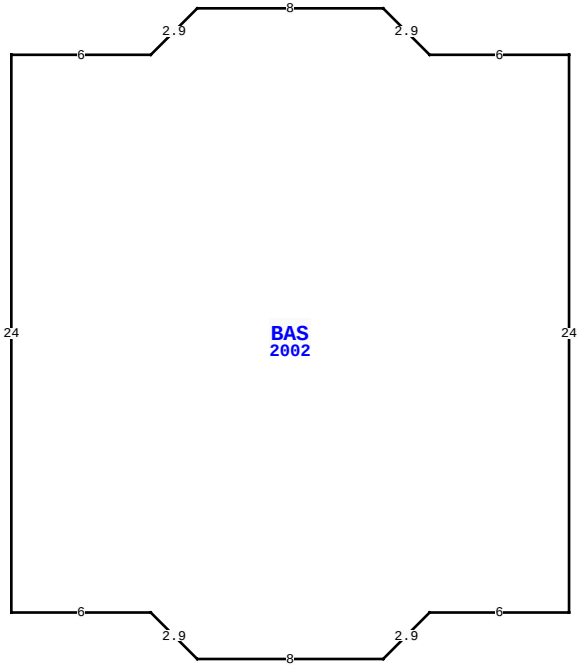
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	2002	616	68,902
TOTALS	616			616	68,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	616	122.1000	128.20	78,971	1999	1999	0	0	0	12.75	87.25

2 SINGLE FAM 0% - 2005 Heated Area: 616 HX Base Yr 2005



45283 OAK TRL, CALLAHAN

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SALES DATA

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GRANTOR: ABBOTT SHARMAINE						
GRANTEE: SALVATION TRUST						
2735/1972	9/04/2024	WD	U	I	11	100
GRANTOR: ABBOTT SHARMAINE						
GRANTEE: ABBOTT SHARMAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W6 U2L2 W8 D2L2 W6 S24 E6 D2R2 E8 U2R2 E6 N24 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2026 BY TWX Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS