LOT 3
OAK MANOR PB 5/254

WARDS WALTER THOMAS JR & JUDY
45040 HARTFORD COURT
CALLAHAN, FL 32011

2026

30-2N-25-8000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

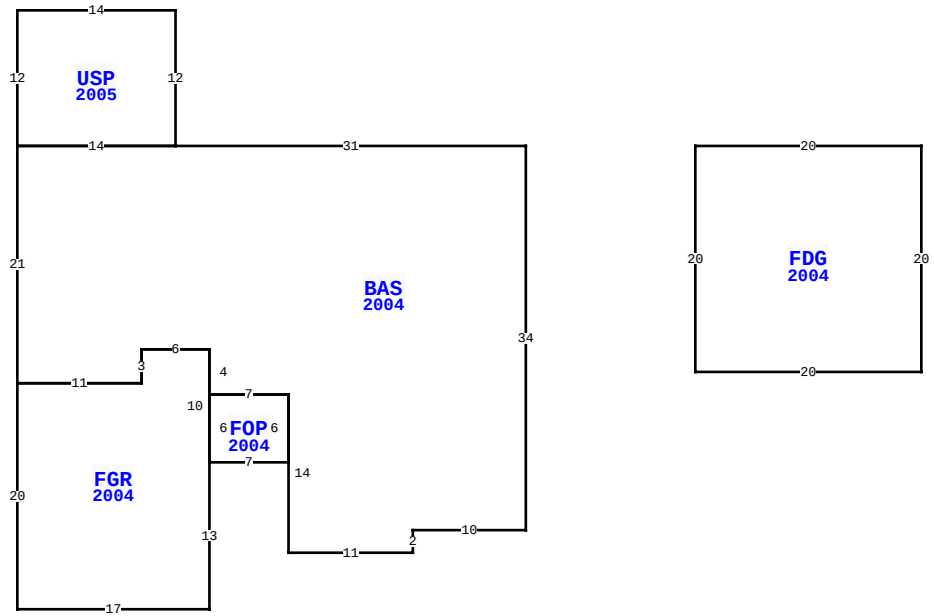
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,229	100	2004	1,229	171,857
FDG	400	60	2004	240	33,561
FGR	358	55	2004	197	27,547
FOP	42	30	2004	13	1,818
USP	168	30	2005	50	6,992
TOTALS	2,197			1,729	241,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,729	112.4000	156.24	270,139	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2023 Heated Area: 1229 HX Base Yr



45040 HARTFORD CT, 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		241,774
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		279,784
SOH/AGL Deduction		18,695
ASSESSED VALUE		261,089
TOTAL EXEMPTION VALUE	13	261,089
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		279,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2655	NEW CONSTR	81,000	01/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0440	3/14/2022	WD	U	I	11	100
GRANTOR: WARDS WALTER THOMAS &						
GRANTEE: WARDS WALTER THOMAS						
2277/1775	5/24/2019	WD	Q	I	01	189,900
GRANTOR: BEAUMONT KAREN L						
GRANTEE: WARDS WALTER THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W31 W14 S21 E11 N3 E6 S4 E7 S14 E11 N2 E10 N34 $
FDG=[YR=2004;ORIG=15,0] E20 S20 W20 N20 $
FGR=[YR=2004;ORIG=-45,21] S20 E17 N13 N10 W6 S3 W11 $
USP=[YR=2005;ORIG=-31,0] N12 W14 S12 E14 $
FOP=[YR=2004;ORIG=-28,28] E7 N6 W7 S6 $
PTR=[ORIG=0,0] E15 W15 $
.

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	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/04/2024 BY KWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/09/2026 BY SYS