

MOWL JOHN D & VERONICA L
45208 EULA B ROAD
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		19	COMMON BRK 100		0100	01	2,477	133.5840	120.56	298,627	1981	1987	0	0	0	27.50	72.50	VALUATION BY																								
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2004										Heated Area: 2156										HX Base Yr 2004										STANDARD							
Roof Cover		03	COMP SHNGL 100																						Tax Group: 6										Tax Dist:							
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										234,917							
Interior Floo		14	CARPET 80																						TOTAL MARKET OB/XF VALUE										26,339							
Interior Floo		08	SHT VINYL 20																						TOTAL LAND VALUE - MARKET										70,000							
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										331,256							
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										154,478							
Bedrooms			3 100																						ASSESSED VALUE										176,778							
Bathrooms			2 100																						TOTAL EXEMPTION VALUE										HX HB 50,000							
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										126,778							
Stories		1.	1. 100																						TOTAL JUST VALUE										331,256							
Units			0 100																						NCON VALUE										18,412							
BUD8 Adjustme		06	DIST 1D 100																						INCOME VALUE																	
Occupancy		00	NONE 100																						PREVIOUS YEAR MKT VALUE										257,215							
Quality		06	Quality Level 06																																							
DOR CODE		0100	SINGLE FAMILY																																							
MAP NUM			MKT AREA																						08																	
NEIGHBORHOOD/LOC		8026.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,156	100	2,156	188,447																																						
FOP	124	30	37	3,234																																						
FOP	288	30	86	7,517																																						
UGR	440	45	198	17,306																																						
TOTALS		3,008		2,477	216,505																																					
EXTRA FEATURES					45208 EULA B RD, CALLAHAN										BLD DATE										LGL DATE																	
															XF DATE										LAND DATE																	
															INC DATE										AG DATE																	
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																											
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803																												
2	0940	SHEDS/PORT	0 100	24 12	288.00	SF	19.50	19.50	100	1985	1985	3	20	1,123																												
3	0940	SHEDS/PORT	0 100	14 10	140.00	SF	30.00	30.00	100	1985	1985	3	20	840																												
4	0810	CONCRETE A	0 100	18 10	180.00	SF	6.50	6.50	100	1985	1985	3	49.5	579																												
5	0861	POOL GUNIT	0 100	24 14	336.00	SF	85.00	85.00	100	2004	2004	3	40	11,424																												
6	0845	KOOL DECK	0 100	0 0	728.00	SF	7.25	7.25	100	2004	2004	3	86	4,539																												
7	0877	JACUZZI	0 100	0 0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	240																												
8	0871	POOL HTR R	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	24	480																												
9	0911	SCRN RM A	0 100	0 0	1,128.00	SF	17.50	17.50	100	2004	2004	3	24	4,738																												
10	0351	CARPORT MT	0 100	18 20	360.00	SF	5.90	5.90	100	2005	2005	3	27	573																												
LAND DESCRIPTION					TOTAL OB/XF										26,339																											
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																		
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																									



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	840	100
TOTALS	840	840

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	840	63.2500	22.14	18,598	2022	2022	0	0	1.00	99.00
2 GARAGE RES - 100% - 2004 Heated Area: 840 HX Base Yr 2004											
24 35 35 24 BAS 2022											
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE			