IN OR 672 PG 1493 R787601

BROWN DAVID N
45402 EULA B ROAD
CALLAHAN, FL 32011

2023

17-2N-25-0000-0003-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

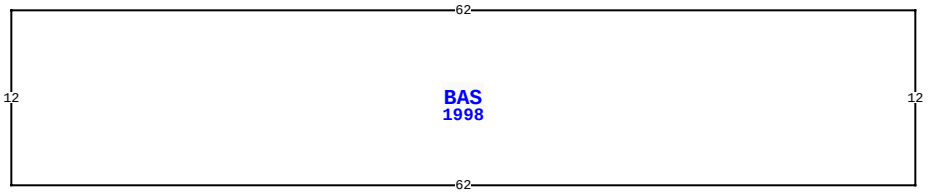
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	8,227
TOTALS	744		744	8,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	56.7000	36.86	27,424	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 744 HX Base Yr 2017



45402 EULA B RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		8,227
TOTAL MARKET OB/XF VALUE		15,834
TOTAL LAND VALUE - MARKET		40,950
TOTAL MARKET VALUE		65,011
SOH/AGL Deduction		40,379
ASSESSED VALUE		24,632
TOTAL EXEMPTION VALUE	HX HB	24,632
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		65,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702851	GARAGE	23,446	05/01/2017
MH982480	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0672/1493	12/29/1992	WD	U	I	01	100

GRANTOR: BROWN JOHN N

GRANTEE: BROWN DAVID N

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	0510	GARAGE WD-	0	100	20	26	520.00	SF	35.00	35.00	100	2017	2017	3	87	15,834	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W62 S12 E62 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 15,834

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,950							

REVIEW DATE 06/09/2017 BY KBX Total Acres: 1.17 Total Land Value: 40,950 Market: 0 Agricultural: 0 Common: 40,950 PRINTED 08/02/2023 BY SYS