LOT 11
IN OR 2219/189
WOODGROVE ACRES PB 4/59

HARDY NATHAN L & LINDSEY F
45247 EULA B RD
CALLAHAN, FL 32011

2023

17-2N-25-3010-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

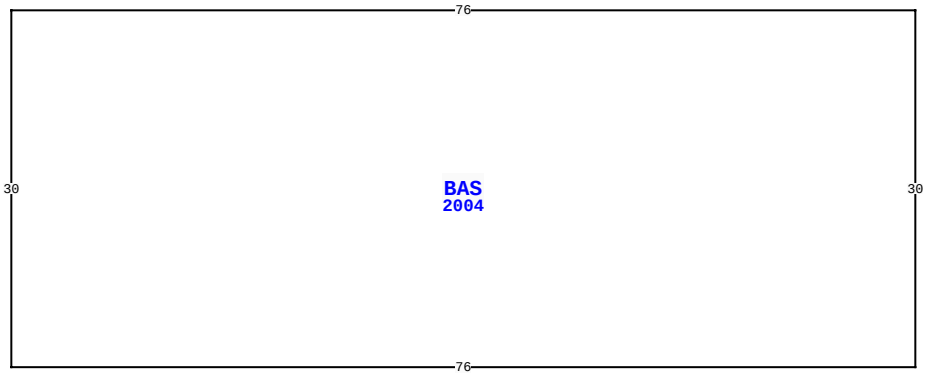
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	135,342
TOTALS	2,280		2,280	135,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	89.94	205,063	2004	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2019 Heated Area: 2280 HX Base Yr 2019



45247 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		135,342
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		178,957
SOH/AGL Deduction		67,450
ASSESSED VALUE		111,507
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,507
TOTAL JUST VALUE		178,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4310	MH MOVE-ON	0	01/01/2004
W231	XFOB	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0189	8/20/2018	WD	Q	I	02	125,000
GRANTOR: GUZMAN ANDREW M & DEI						
GRANTEE: HARDY NATHAN LAWREN						
1985/0813	6/12/2015	SW	U	I	18	55,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: GUZMAN ANDREW MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S30 E76 N30$.

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	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	0.90	45,000.00	40,500.00	40,500							

REVIEW DATE 06/07/2017 BY KBX Total Acres: 0.00 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 08/02/2023 BY SYS