LOT 12
WOODGROVE ACRES PB 4/59

BLACKMAN BRITTNEY MAY/CHAN DEJA JEANELL
45221 EULA B RD
CALLAHAN, FL 32011

2023

17-2N-25-3010-0012-0000

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	03	Quality Level 03

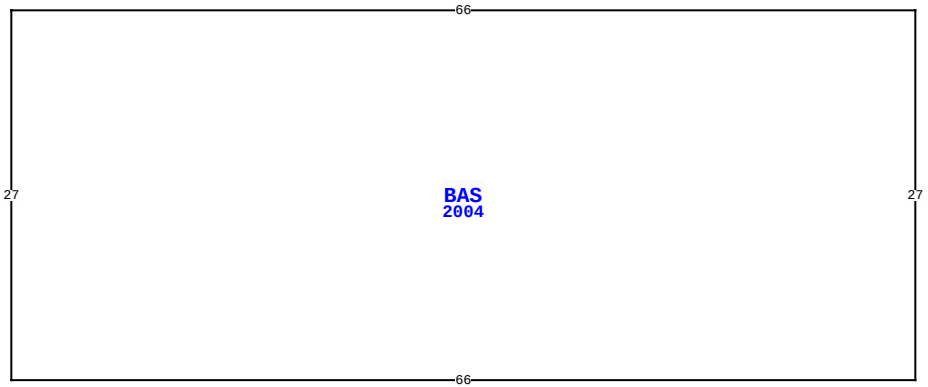
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	116,557
TOTALS	1,782		1,782	116,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	116.8000	81.76	145,696	2004	2014	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr



45221 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	116,557
TOTAL MARKET OB/XF VALUE	112
TOTAL LAND VALUE - MARKET	38,250
TOTAL MARKET VALUE	154,919
SOH/AGL Deduction	15,402
ASSESSED VALUE	139,517
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,517
TOTAL JUST VALUE	154,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413953	ELEC OTHER	0	12/01/2004
MH4492	MH MOVE-ON	0	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2464/0431	5/20/2021	WD	Q	I	01	136,000
GRANTOR: BLACKMAN PATRICK M &						
GRANTEE: BLACKMAN BRITTNEY M						
1255/1940	8/30/2004	WD	U	I	13	32,900
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: BLACKMAN PATRICK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W66 S27 E66 N27$.

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
3	1242	WD DECK A	0	0	0	0	36.00	SF	10.00	10.00	100	2006	2006	3	31	112	

LAND DESCRIPTION

TOTAL OB/XF 112

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	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

REVIEW DATE 06/07/2017 BY KBX Total Acres: 0.00 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 08/02/2023 BY SYS