LOT 16
IN OR 907/1255
R787616 & R787617

MYERS DONALD JASON
55058 SCHOLL TRL
CALLAHAN, FL 32011

2023

17-2N-25-3010-0016-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

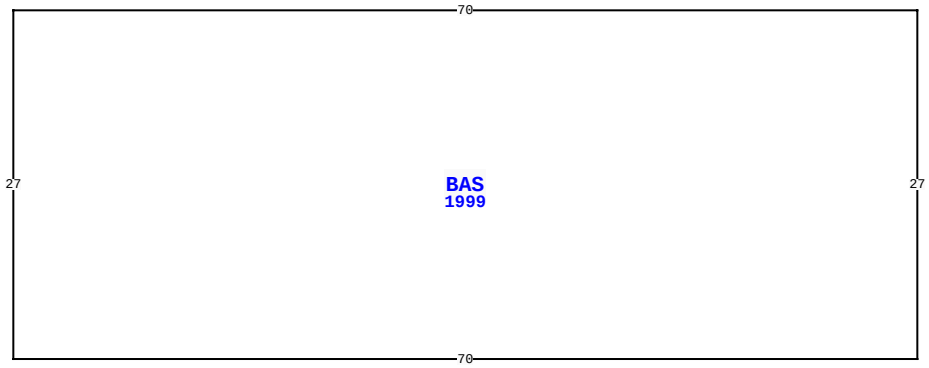
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	68,225
TOTALS	1,890		1,890	68,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	117.2000	82.04	155,056	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1890 HX Base Yr



45157 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	68,225
TOTAL MARKET OB/XF VALUE	23,419
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	136,644
SOH/AGL Deduction	26,727
ASSESSED VALUE	109,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,917
TOTAL JUST VALUE	136,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108461	GARAGE	25,000	06/01/2001
MH982136	MH MOVE-ON	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0907/1255	10/20/1999	WD	U	I	07	100
GRANTOR: ASSOCIATES HOUSING FI						
GRANTEE: MYERS DONALD JASON						
0904/0787	10/20/1999	WD	Q	I		58,000
GRANTOR: ASSOCIATES HOUSING FI						
GRANTEE: MYERS DONALD JASON						

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0510	GARAGE WD-	0	0	41	25	1,025.00	SF	45.50	45.50	100	2001	2001	3	30	13,991	
3	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	1999	1999	3	20	224	
4	1242	WD DECK A	0	0	22	9	198.00	SF	10.00	10.00	100	2001	2001	3	20	396	
5	0752	USP	0	0	10	27	270.00	SF	15.00	15.00	100	2005	2005	3	44	1,782	
6	0810	CONCRETE A	0	0	36	18	648.00	SF	6.50	6.50	100	2016	2016	3	97	4,086	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W70 S27 E70 N27$.

LAND DESCRIPTION

TOTAL OB/XF 23,419

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	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/28/2018 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS