

LOT 17 R673562
IN OR 1481/1720
WOODGROVE ACRES PB 4/59

BRAY DILLON
45125 EULA B RD
CALLAHAN, FL 32011-0791

2023

17-2N-25-3010-0017-0000



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,176	100	1,176	42,596
FOP	40	30	12	435
UOP	60	25	15	543

TOTALS	1,276		1,203	43,574
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0	0	8	8		30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.00

REVIEW DATE	06/07/2017	BY	KBX
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,203	117.6000	82.32	99,031	1998	1998		0	0	56.00	44.00	
1 M/H 94+ - 0% - 0 Heated Area: 1176 HX Base Yr													

45125 EULA B RD, CALLAHAN				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
64.00	SF	30.00	30.00	100	1998	1998	3	20	384		
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TOTAL OB/XF													
384													

Total Acres:	0.00	Total Land Value:	45,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		43,574	
TOTAL MARKET OB/XF VALUE		384	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		88,958	
SOH/AGL Deduction		24,128	
ASSESSED VALUE		64,830	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		64,830	
TOTAL JUST VALUE		88,958	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		77,666	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982337	MH MOVE-ON	0	08/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1481/1720	2/28/2007	QC U	I	01		100	
GRANTOR: BRAY CAROLYN							
GRANTEE: BRAY DILLON							
0913/1220	12/30/1999	WD	Q	I		60,000	
GRANTOR: GEISENDORFF KENNY & S							
GRANTEE: BRAY MARCELLA A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W50 UOP=[YR=2002] N10 W6 S10 E6\$ W26 S16 E46 FOP=[YR=1998] E8 N5 W8 S5\$ N5 E8 S5 E22 N16\$.									

OTHER ADJUSTMENTS AND NOTES													

Common:	45,000	PRINTED 08/02/2023 BY SYS
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