LOT 18 IN OR 1185 PG 196
2005 PALH DW/MH
WOODGROVE ACRES PB 4/59

FARRAR RONALD L
45041 EULA B ROAD
CALLAHAN, FL 32011

2023

17-2N-25-3010-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

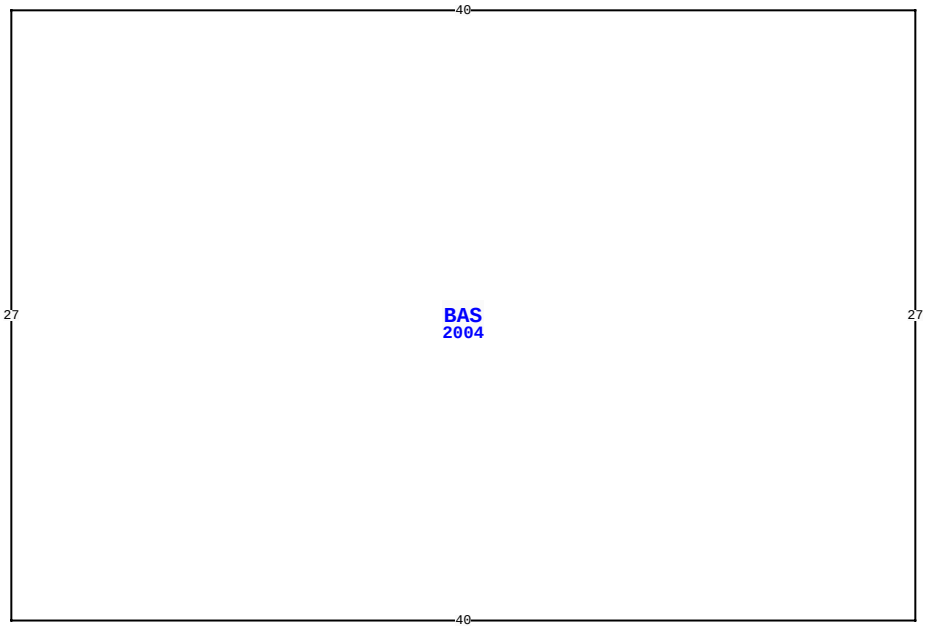
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	42,421
TOTALS	1,080		1,080	42,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	100.2000	70.14	75,751	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2005 Heated Area: 1080 HX Base Yr 2005



45041 EULA B RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		42,421
TOTAL MARKET OB/XF VALUE		612
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		88,033
SOH/AGL Deduction		42,445
ASSESSED VALUE		45,588
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,588
TOTAL JUST VALUE		88,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4422	MH MOVE-ON	0	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/0196	10/30/2003	WD	U	V	19	26,400
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: FARRAR RONALD L						
1149/1458	6/30/2003	WD	Q	V		150,000
GRANTOR: DONALDSON V R & ELIZA						
GRANTEE: G & H LAND DEVELOPM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W40 S27 E40 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
1	0940	SHEDS/PORT	0	100	12	10	120.00	SF	13.50	13.50	100	2004	2004	3	24	389	
2	1242	WD DECK A	0	100	0	0	72.00	SF	10.00	10.00	100	2006	2006	3	31	223	

LAND DESCRIPTION

TOTAL OB/XF 612

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	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/07/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS