PT NE1/4 OF SEC 17-2N-25E
IN OR 2401/461

HARPER GLENN C & JULIE W
45004 LAUREL LANE
CALLAHAN, FL 32011

2024

17-2N-25-0000-0003-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	04	Quality Level 04

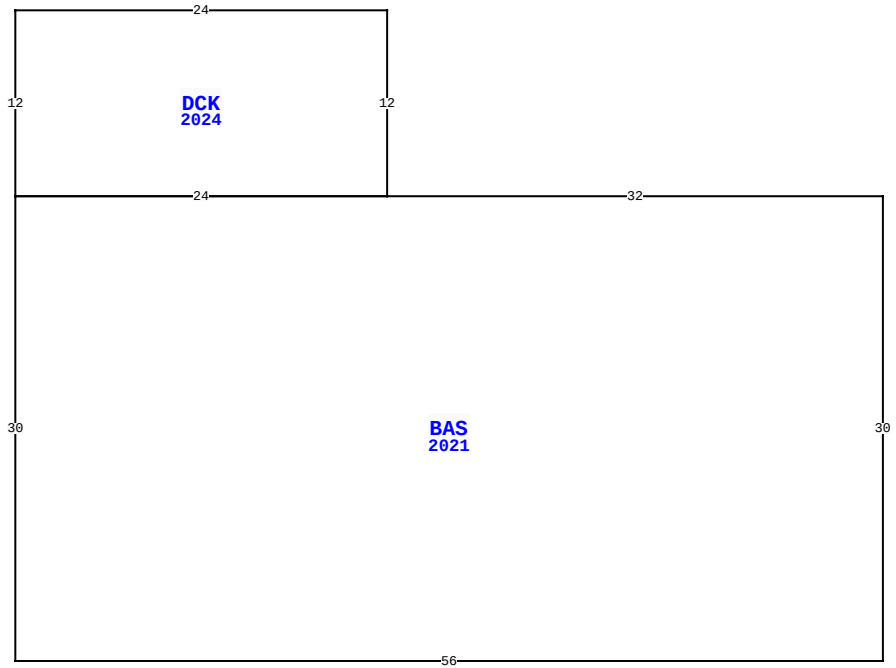
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	165,710
DCK	288	15	43	4,241
TOTALS	1,968		1,723	169,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,723	134.2000	100.65	173,420	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2022 Heated Area: 1680 HX Base Yr 2022



45004 LAUREL LN, 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		173,566
TOTAL MARKET OB/XF VALUE		494
TOTAL LAND VALUE - MARKET		57,750
TOTAL MARKET VALUE		231,810
SOH/AGL Deduction		49,735
ASSESSED VALUE		182,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,075
TOTAL JUST VALUE		231,810
NCON VALUE		4,242
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,939

BLDG:1:4: 2021 SCBT (2022)
RP: 12823529 & 12823530
DW/MH/ID SBHGA12012986(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011367	CO ISSUED	0	01/25/2021
MH20-11367	REPLACEMENT DW/MH		11/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/0461	10/06/2020	QC	U	V	11	100

GRANTOR: WAGNER PAUL R & CONST
GRANTEE: HARPER GLENN C & JU

2398/0179	10/06/2020	QC	U	I	11	100

GRANTOR: WAGNER PAUL R & CONST
GRANTEE: HARPER GLENN C & JU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W32 W24 S30 E56 N30 $
DCK=[YR=2024;ORIG=-56,0] E24 N12 W24 S12 $
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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	0351	CARPORT MT	0	100	19	13	247.00	SF	10.00	10.00	100	2000	2000	3	20	494	

LAND DESCRIPTION

TOTAL OB/XF 494

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	35,000.00	35,000.00	57,750							

REVIEW DATE 02/08/2024 BY KWA Total Acres: 1.65 Total Land Value: 57,750 Market: 0 Agricultural: 0 Common: 57,750 PRINTED 08/06/2024 BY SYS

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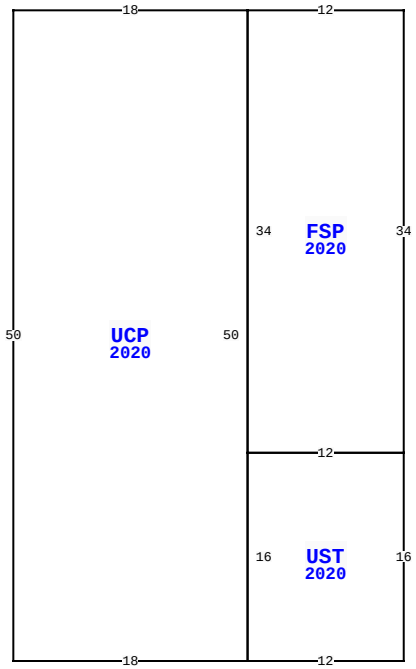
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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
FSP	408	40	163	1,374
UCP	900	20	180	1,517
UST	192	45	86	725
TOTALS	1,500		429	3,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	429	70.2075	16.85	7,229	1985	1990	0	0	0	50.00	50.00

2 BARNS – 100% - 2022 Heated Area: 0 HX Base Yr 2022



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GRANTOR: WAGNER PAUL R & CONST						
GRANTEE: HARPER GLENN C & JU						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W12 UCP=[YR=2020] W18 S50 E18 UST=[YR=2020] E12 N16 W12 S16$ N50$ S34 E12 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/08/2024 BY KWA Total Acres: 1.65 Total Land Value: 57,750 Market: 0 Agricultural: 0 Common: 57,750 PRINTED 08/06/2024 BY SYS