PT LOT 10 IN OR 2685/623
ELIZA JONES ESTATE OR 148/454

45080 EULA B RD LAND TRUST/NHH TRUST SERVICES LLC
11512 LAKE MEAD AVE #606
JACKSONVILLE, FL 32256

2024

17-2N-25-0000-0011-0103

BUILDING CHARACTERISTICS

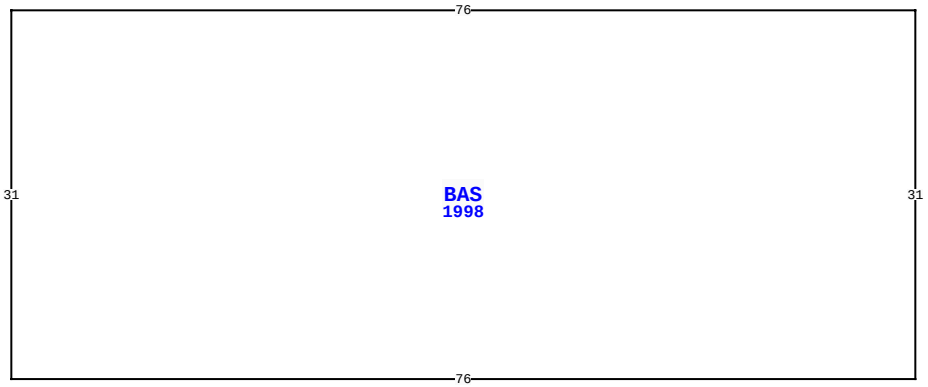
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		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	2,356	100	2,356	66,496
TOTALS	2,356		2,356	66,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,356	117.6000	88.20	207,799	1998	1998	0	0	10	58.00	32.00

1 M/H 94+ – 0% - 2024 Heated Area: 2356 HX Base Yr



45080 EULA B RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	66,496
TOTAL MARKET OB/XF VALUE	2,835
TOTAL LAND VALUE - MARKET	51,800
TOTAL MARKET VALUE	121,131
SOH/AGL Deduction	0
ASSESSED VALUE	121,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,131
TOTAL JUST VALUE	121,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,041

1998 _ MERI R673856 & R673857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971974	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2685/623	12/07/2023	CT	U	I	18	66,500
GRANTOR: CLERK OF COURT						
GRANTEE: 45080 EULA B RD LAN						
0815/0617	12/02/1997	WD	U	I	01	100
GRANTOR: KENDALL QUINCY A						
GRANTEE: DOWIE MELISSA ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E76 N31$.

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	1998	1998	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	1.48	AC		1.00	1.00	1.00	35,000.00	35,000.00	51,800							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.48 Total Land Value: 51,800 Market: 0 Agricultural: 0 Common: 51,800 PRINTED 08/06/2024 BY SYS