LOT 10
WOODGROVE ACRES PB 4/59

ALLEN DONNA L
P O BOX 1381
CALLAHAN, FL 32011

2024

17-2N-25-3010-0010-0000

NASSAU COUNTY PROPERTY

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 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

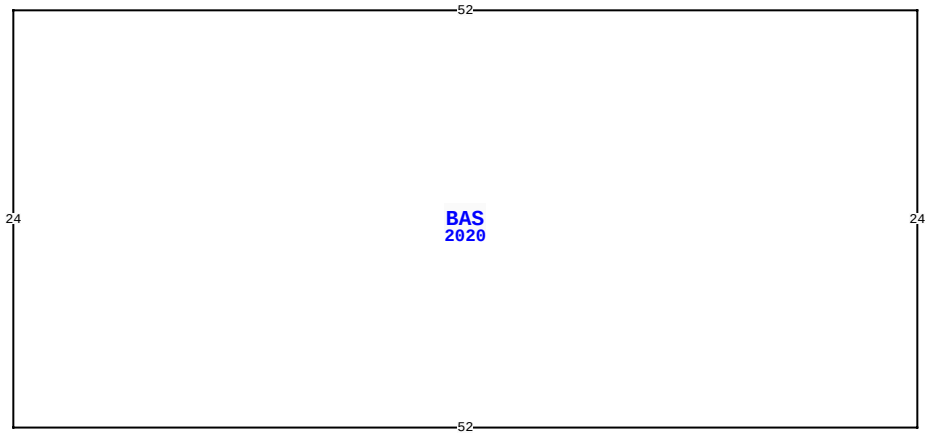
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	97,044
TOTALS	1,248		1,248	97,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	115.2000	86.40	107,827	2004	2017	0	0	0	10.00	90.00

2 M/H 94+ – 100% - 2022 Heated Area: 1248 HX Base Yr 2022



45335 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		97,044
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		142,044
SOH/AGL Deduction		21,854
ASSESSED VALUE		120,190
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,190
TOTAL JUST VALUE		142,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002470	CO ISSUED	0	03/19/2020
2002470	MH MOVE-ON	0	03/19/2020
MH971657	MH MOVE-ON	0	02/01/1997
8732	MH MOVE-ON	500	11/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/0531	3/05/2021	WD	Q	I	02	129,000
GRANTOR: PDJ LLC						
GRANTEE: ALLEN DONNA L						
2440/0529	3/05/2021	WD	U	I	11	100
GRANTOR: J & R LENDING LLC						
GRANTEE: PDJ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S24 E52 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/22/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS