LOT 11
IN OR 2219/189
WOODGROVE ACRES PB 4/59

HARDY NATHAN L & LINDSEY F
45247 EULA B RD
CALLAHAN, FL 32011

2024

17-2N-25-3010-0011-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

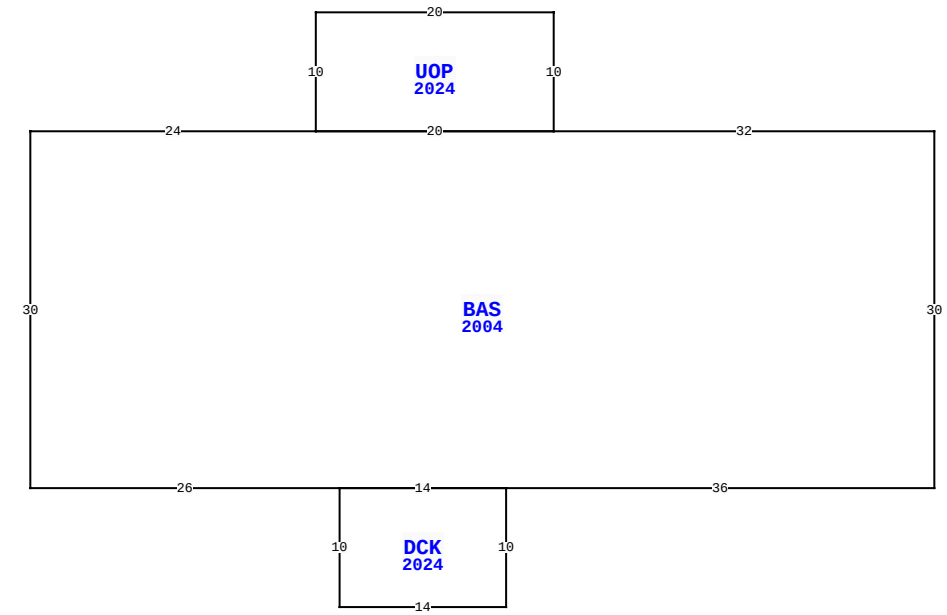
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	147,832
DCK	140	15	21	1,362
UOP	200	25	50	3,242
TOTALS	2,620		2,351	152,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,351	135.0800	101.31	238,180	2004	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2019 Heated Area: 2280 HX Base Yr 2019



45247 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		152,435
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		196,015
SOH/AGL Deduction		76,560
ASSESSED VALUE		119,455
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,455
TOTAL JUST VALUE		196,015
NCON VALUE		4,603
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,957

MISC ALUMN CRPT= NV : 10/23KW
BLDG:1:1: DW/MH/ID GAFL434(A/B)76806AV21
LAND:1:1: POWERLINE
2004 FTWD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4310	MH MOVE-ON	0	01/01/2004
W231	XFOB	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0189	8/20/2018	WD	Q	I	02	125,000

GRANTOR: GUZMAN ANDREW M & DEI
GRANTEE: HARDY NATHAN LAWREN

1985/0813	6/12/2015	SW	U	I	18	55,000

GRANTOR: SECRETARY OF HOUSING
GRANTEE: GUZMAN ANDREW MICHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=2,11] W32 W20 W24 S30 E26 E14 E36 N30 $
UOP=[YR=2024;ORIG=-50,11] E20 N10 W20 S10 $
DCK=[YR=2024;ORIG=-48,41] E14 S10 W14 N10 $
.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	0.90	45,000.00	40,500.00	40,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 08/06/2024 BY SYS