LOT 12
WOODGROVE ACRES PB 4/59

**TRIEGLAFF TREVOR & KATELYN**
45221 EULA B RD
CALLAHAN, FL 32011

**2024**

**17-2N-25-3010-0012-0000**

## 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 | 13 | LVT/LAMNT 100 |
| Interior Floo | 08 | SHT VINYL 0 |
| 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 | 03 | Quality Level 03 |

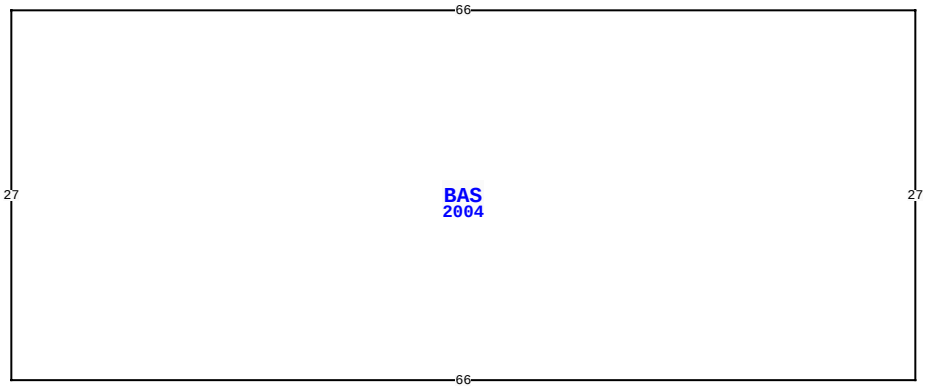
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,782 | 100 | 1,782 | 83,718 |
| TOTALS | 1,782 | | 1,782 | 83,718 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,782 | 116.0000 | 87.00 | 155,034 | 2004 | 2004 | 0 | 0 | 0 | 46.00 | 54.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr




45221 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 | 83,718 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 40,500 |
| TOTAL MARKET VALUE | 124,218 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 124,218 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 124,218 |
| TOTAL JUST VALUE | 124,218 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 154,919 |

LAND:1:1: POWERLINE
VIN: N19642(A/B) _ 2005 FLEETWOOD

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0413953 | ELEC OTHER | 0 | 12/01/2004 |
| MH4492 | MH MOVE-ON | 0 | 11/01/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2717/1528 | 6/10/2024 | WD | Q | I | 01 | 280,000 |
| GRANTOR: 45221 EULA B ROAD LAN | | | | | | |
| GRANTEE: TRIEGLAFF TREVOR & | | | | | | |
| 2691/1599 | 1/24/2024 | WD | Q | I | 01 | 139,500 |
| GRANTOR: BLACKMAN BRITTNEY MAY | | | | | | |
| GRANTEE: 45221 EULA B ROAD L | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2004] W66 S27 E66 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000102 | C | SFR/MH | 0 | 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