IN OR 2650/1436

BRAY CAROLYN
45142 EULA B RD
CALLAHAN, FL 32011

2025

17-2N-25-0000-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

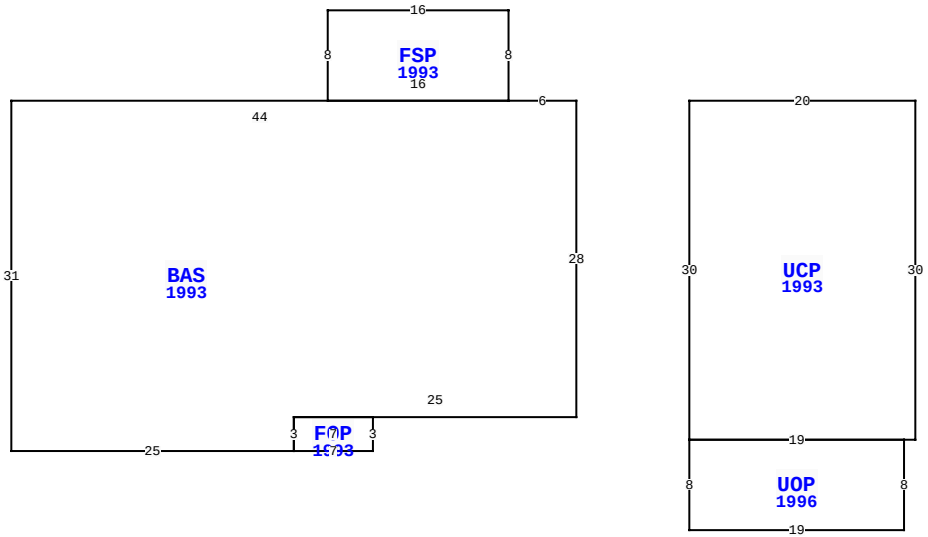
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,475	100	1993	1,475	130,095
FOP	21	30	1993	6	529
FSP	128	40	1993	51	4,498
UCP	600	20	1993	120	10,584
UOP	152	20	1996	30	2,646
TOTALS	2,376			1,682	148,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,682	126.0000	126.00	211,932	1979	1984	0	0	0	30.00	70.00

1 SINGLE FAM – 100% - 0 Heated Area: 1475 HX Base Yr 1980



45142 EULA B RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,352
TOTAL MARKET OB/XF VALUE		16,668
TOTAL LAND VALUE - MARKET		56,250
TOTAL MARKET VALUE		221,270
SOH/AGL Deduction		112,585
ASSESSED VALUE		108,685
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		52,963
TOTAL JUST VALUE		221,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602803	GARAGE	18,000	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/1436	6/28/2023	QC	U	I	11	100
GRANTOR: BRAY CAROLYN C						
GRANTEE: BRAY CAROLYN C						
0286/0646	3/01/1979	WD	Q	V		2,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FSP=[YR=1993] N8 W16 S8 E16$ W44 S31 E25
FOP=[YR=1993] E7 N3 W7 S3$ N3 E25 N28$ PTR=E10 UCP=[YR=1993]
E20 S30 W1 UOP=[YR=1996] S8 W19 N8 E19$ W19 N30$ W10$.

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	1979	1979	3	42	1,470	
2	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	1979	1979	3	29	170	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	1982	1982	3	20	1,123	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1996	1996	3	23	4,637	
5	0351	CARPORT MT	0	100	10	20	200.00	SF	10.00	10.00	100	1996	1996	3	20	400	
6	0812	CONCRETE C	0	100	0	0	3,167.00	SF	4.00	4.00	100	1996	1996	3	70	8,868	

LAND DESCRIPTION

TOTAL OB/XF 16,668

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	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.25	45,000.00	56,250.00	56,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 07/30/2025 BY SYS