PT OF SEC 17-2N-25E
IN OR 1957/1833
R/W IN OR 950/1190

COENE MATTHEW A & SARAH L
45079 LAUREL LN
CALLAHAN, FL 32011

2025

17-2N-25-0000-0003-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

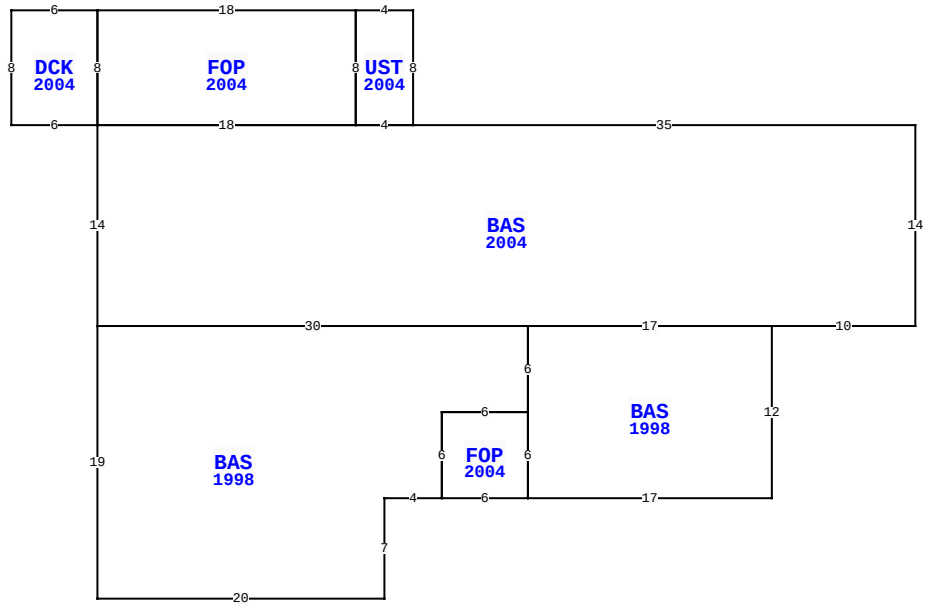
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	204	100	1998	204	14,219
BAS	464	100	1998	464	32,340
BAS	798	100	2004	798	55,620
DCK	48	10	2004	5	349
FOP	36	30	2004	11	767
FOP	144	30	2004	43	2,997
UST	32	45	2004	14	976
TOTALS	1,726			1,539	107,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	1,539	110.1600	81.52	125,459	1994	1994	0	0	0	14.50	85.50

1 MH/SFR – 100% - 2022 Heated Area: 1466 HX Base Yr 2022



45079 LAUREL LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		107,267
TOTAL MARKET OB/XF VALUE		24,566
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		199,333
SOH/AGL Deduction		36,540
ASSESSED VALUE		162,793
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,071
TOTAL JUST VALUE		199,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,968

SW/MH/ID VIN: FDGA2L3310 _ 1984 SW/MH W/ ADDTNS _

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003256	MH MOVE-ON	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1957/1833	1/15/2015	WD	Q	I	01	135,000
GRANTOR: PROVISION INVESTMENTS						
GRANTEE: COENE MATTHEW A & S						
1919/1796	5/22/2014	SW	U	I	12	41,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PROVISION INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W35 W4 W18 S14 E30 E17 E10 N14 $
BAS=[YR=1998;ORIG=-57,14] S19 E20 N7 E4 N6 E6 N6 W30 $
BAS=[YR=1998;ORIG=-27,26] E17 N12 W17 S6 S6 $
FOP=[YR=2004;ORIG=-39,-8] W18 S8 E18 N8 $
DCK=[YR=2004;ORIG=-57,-8] W6 S8 E6 N8 $
FOP=[YR=2004;ORIG=-33,26] E6 N6 W6 S6 $
UST=[YR=2004;ORIG=-35,0] N8 W4 S8 E4 $
.

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	0510	GARAGE WD-	0	100	22	22	484.00	SF	35.00	35.00	100	1989	1989	3	20	3,388	
2	0510	GARAGE WD-	0	100	24	50	1,200.00	SF	35.00	35.00	100	1997	1997	3	24	10,080	
3	0510	GARAGE WD-	0	100	24	17	408.00	SF	35.00	35.00	100	1999	1999	3	26	3,713	
4	0350	CARPORT WD	0	100	24	12	288.00	SF	8.58	8.58	100	1999	1999	3	20	494	
5	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.30	18.30	100	1995	1995	3	20	878	
6	0754	FOP	0	100	30	12	360.00	SF	15.00	15.00	100	2001	2001	3	20	1,080	
7	1242	WD DECK A	0	100	0	0	522.00	SF	10.00	10.00	100	2005	2005	3	22	1,148	
8	0752	USP	0	100	16	11	176.00	SF	15.00	15.00	100	2005	2005	3	36	950	
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 24,566

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		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 06/12/2020 BY KBA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS