PT NE1/4 OF SEC 17-2N-25E
IN OR 471/299 LYING NORTH OF
OR 2398/179 (EX OR 2398/179) &

WAGNER PAUL R & CONSTANCE M
45030 LAUREL LANE
CALLAHAN, FL 32011

2025

17-2N-25-0000-0003-0130

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

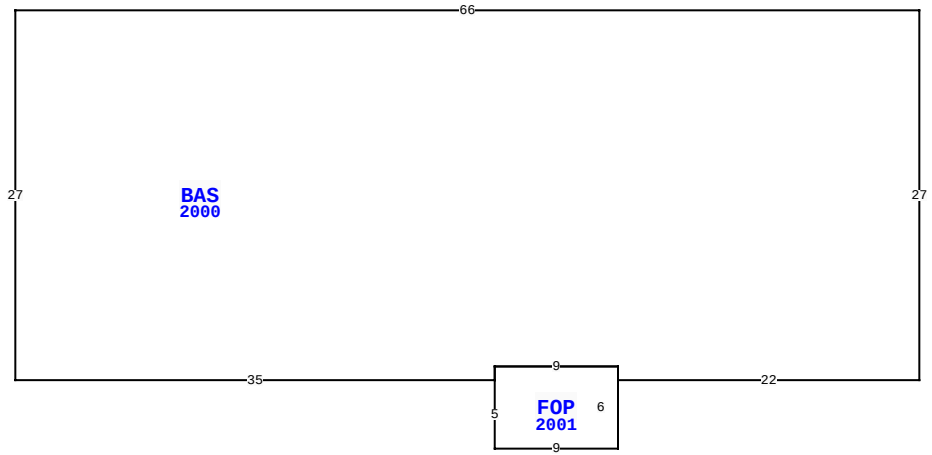
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	2000	1,773	77,715
FOP	54	30	2001	16	701
TOTALS	1,827			1,789	78,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,789	117.2000	99.62	178,220	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 0 Heated Area: 1773 HX Base Yr 1986



45030 LAUREL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	02/26/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		78,417
TOTAL MARKET OB/XF VALUE		16,751
TOTAL LAND VALUE - MARKET		168,000
TOTAL MARKET VALUE		166,204
SOH/AGL Deduction		95,894
ASSESSED VALUE		70,310
TOTAL EXEMPTION VALUE	HX HB	36,140
BASE TAXABLE VALUE		34,170
TOTAL JUST VALUE		263,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633184	CARPORT	33,480	10/01/2016
P015123	NEW CONSTR	0	12/01/2001
5563	H/AC	0	12/01/2001
8873	NEW CONSTR	0	12/01/2001
3671	MH MOVE-ON	0	11/01/2001
MH003067	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/1990	2/25/2016	QC	U	I	11	100
GRANTOR: WAGNER PAUL R & CONST						
GRANTEE: BATROUS JILL W & DA						
0471/0299	10/15/1985	WD	U	V		35,000
GRANTOR: HIGGINBOTHAM ORIS W E						
GRANTEE: WAGNER PAUL R & CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S27 E35 FOP=[YR=2001] S5 E9 N6 W9 S1 $ N1 E9 S1 E22 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	2000	2000	3	20	512	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	1985	1985	3	20	482	
4	0681	POLE SHED	0	100	20	8	160.00	SF	13.50	13.50	100	1990	1990	3	20	432	
5	0681	POLE SHED	0	0	42	31	1,302.00	SF	15.00	15.00	100	1985	1985	3	20	3,906	
6	0351	CARPORT MT	0	0	19	13	247.00	SF	10.00	10.00	100	2000	2000	3	20	494	
7	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	
8	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
10	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	2004	2004	3	32	307	

TOTAL OB/XF 15,662

LAND DESCRIPTION

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	2.80	AC		1.00	1.00	1.00	370.00	370.00	1,036							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.80	AC		1.00	1.00	1.00	35,000.00	35,000.00	98,000							

REVIEW DATE 03/10/2022 BY HS Total Acres: 4.80 Total Land Value: 71,036 Market: 98,000 Agricultural: 1,036 Common: 70,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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DOR CODE	5000	IMPROVED AG	
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NEIGHBORHOOD/LOC	8026.00		

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BUILDING NOTES

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
11	0756	FEP	0	0	12	16	192.00	SF	27.00	27.00	100	2004	2004	3	21	1,089	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 1,089

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

REVIEW DATE 03/10/2022 BY HS Total Acres: 4.80 Total Land Value: 71,036 Market: 98,000 Agricultural: 1,036 Common: 70,000 PRINTED 07/30/2025 BY SYS