PT SEC 17-2N-25E
IN OR 2782/1987

BROWN DAVID N
45402 EULA B ROAD
CALLAHAN, FL 32011

2025

17-2N-25-0000-0003-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

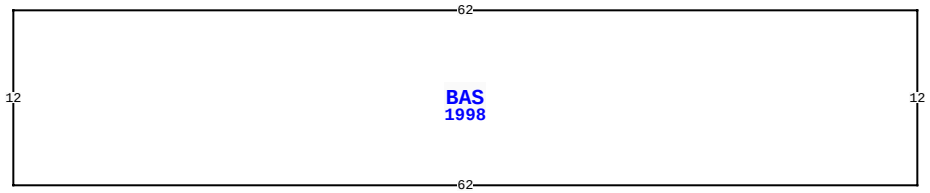
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1998	744	10,124
TOTALS	744			744	10,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	56.7000	45.36	33,748	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 744 HX Base Yr 2017



45402 EULA B RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		20,642
TOTAL MARKET OB/XF VALUE		18,942
TOTAL LAND VALUE - MARKET		162,412
TOTAL MARKET VALUE		201,996
SOH/AGL Deduction		68,771
ASSESSED VALUE		133,225
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		77,503
TOTAL JUST VALUE		201,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,097

SHED NO VALUE
1974__ CAPE R787601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702851	GARAGE	23,446	05/01/2017
MH982480	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2782/1987	3/26/2025	QC	U	I	11	100
GRANTOR: STAHLER ADRIANNE MARI						
GRANTEE: BROWN DAVID N						
0672/1493	12/29/1992	WD	Q	I	01	100
GRANTOR: BROWN JOHN N						
GRANTEE: BROWN DAVID N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W62 S12 E62 N12 $.

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	20	26	520.00	SF	35.00	35.00	100	2017	2017	3	81	14,742	
2	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	1990	1990		20	4,200	

LAND DESCRIPTION

TOTAL OB/XF 18,942

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	0006	OR	0.00	0.00	1.17	AC		1.00	1.00	1.25	45,000.00	56,250.00	65,812							
2	000100	C	RES	100					2.76	AC		1.00	1.00	1.00	35,000.00	35,000.00	96,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.93 Total Land Value: 162,412 Market: 0 Agricultural: 0 Common: 162,412 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

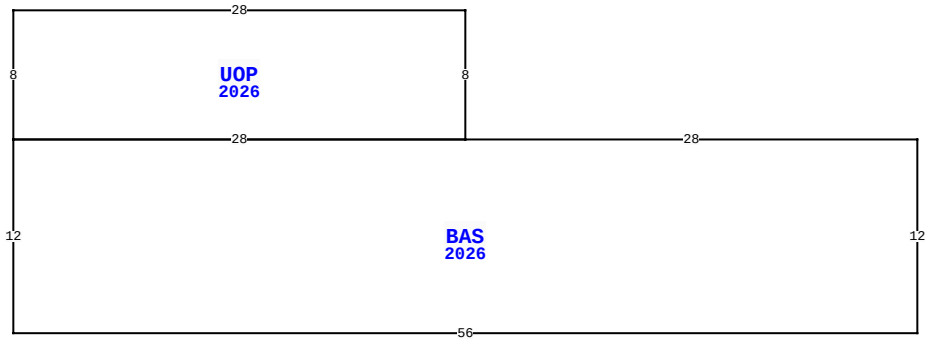
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	672	100	2026	672	9,709
UOP	224	25	2026	56	809
TOTALS	896			728	10,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	728	60.2000	48.16	35,060	1973	1973	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2025 Heated Area: 672 HX Base Yr 2017



45402 EULA B RD, CALLAHAN

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: STAHLER ADRIANNE MARI						
GRANTEE: BROWN DAVID N						
0672/1493	12/29/1992	WD	Q	I	01	100
GRANTOR: BROWN JOHN N						
GRANTEE: BROWN DAVID N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E28 E28 S12 W56 N12 $
UOP=[YR=2026;ORIG=10,10] E28 N8 W28 S8 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.93 Total Land Value: 162,412 Market: 0 Agricultural: 0 Common: 162,412 PRINTED 07/30/2025 BY SYS