PT SEC 17-2N-25E
IN OR 1958/121
1996 FLEE DW/MH

JOHNS THOMAS L
45113 LAUREL LN
CALLAHAN, FL 32011

2025

17-2N-25-0000-0003-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	04	Quality Level 04

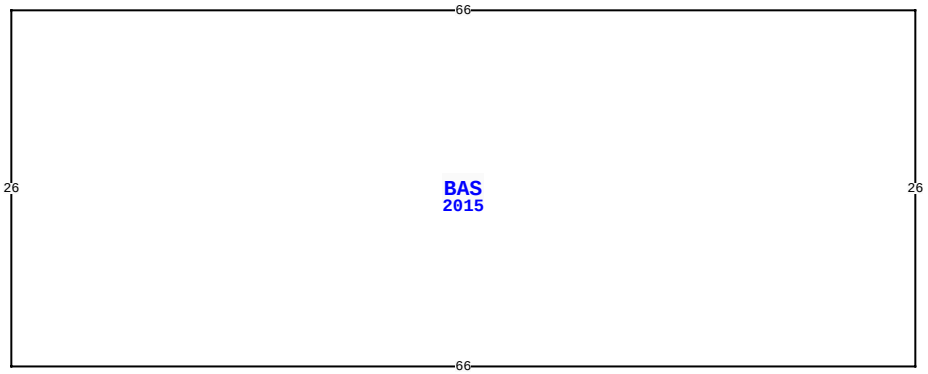
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2015	1,716	109,972
TOTALS	1,716			1,716	109,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,716	134.6400	114.44	196,379	1996	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2017 Heated Area: 1716 HX Base Yr 2017



45113 LAUREL LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		109,972
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		154,972
SOH/AGL Deduction		68,468
ASSESSED VALUE		86,504
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,782
TOTAL JUST VALUE		154,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,504

MISC CRPT = NV

1996 DW/MH ID: GAFLT05(A/B)25440CW21 _ TITLE 74780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1958/0121	1/16/2015	WD	Q	I	02	80,000
GRANTOR: PROVISION INVESTMENTS						
GRANTEE: JOHNS THOMAS L						
1919/1796	5/22/2014	SW	U	I	12	41,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PROVISION INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W66 S26 E66 N26$.

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	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/08/2024 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS