LOT 7 (EX PWR LINE ESMT)
ELIZA JONES ESTATE OR 148/454
{2004 DW/MH HOME OF MERIT}

TYLER JERRY & KRYSTAL LANE
45150 KEY LANE
CALLAHAN, FL 32011-3853

2025

17-2N-25-0000-0011-0070

BUILDING CHARACTERISTICS

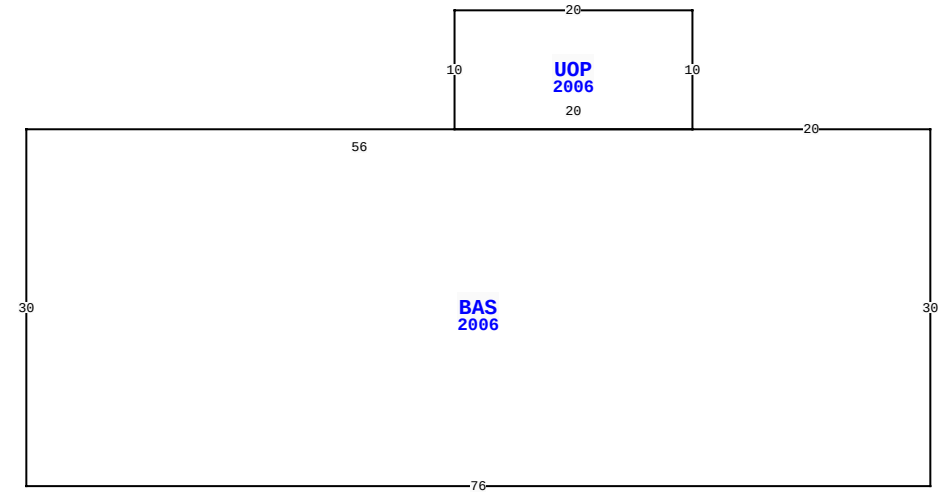
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,280	100	2006	2,280	118,110
UOP	200	25	2006	50	2,590
TOTALS	2,480			2,330	120,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,330	117.2000	99.62	232,115	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2010 Heated Area: 2280 HX Base Yr 2010



45150 KEY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		120,700
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		218,200
SOH/AGL Deduction		95,524
ASSESSED VALUE		122,676
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,954
TOTAL JUST VALUE		218,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M7781	H/AC	0	01/01/2004
MH4286	MH MOVE-ON	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/0122	4/10/2007	WD	Q	I	05	126,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: TYLER JERRY & KRYST						
1453/1986	10/23/2006	WD	Q	I	06	100
GRANTOR: CHASE HOME FINANCE LL						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 UOP=[YR=2006] N10 W20 S10 E20$ W56 S30 E76 N30$.

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	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS