PT LOT 10 IN OR 2732/1229
ELIZA JONES ESTATE OR 148/454

HARTSFIELD AARON JONATHON/FIELD MEGAN
45080 EULA B RD
CALLAHAN, FL 32011

2025

17-2N-25-0000-0011-0103

BUILDING CHARACTERISTICS

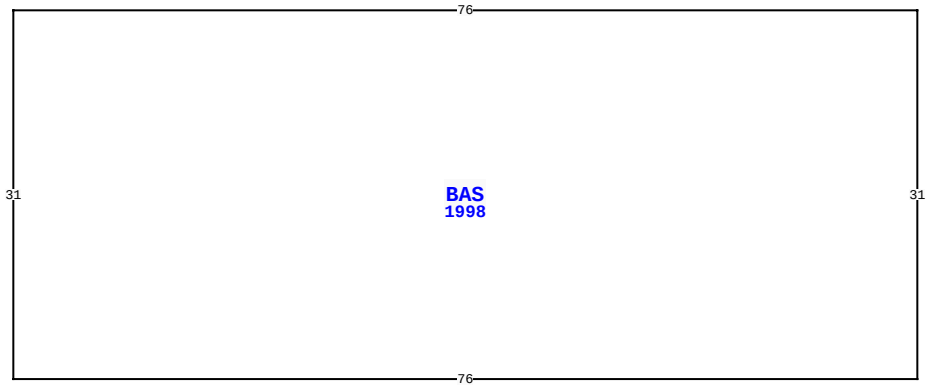
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	2,356	100	1998	2,356	168,416
TOTALS	2,356			2,356	168,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	140.1600	119.14	280,694	1998	2008	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 2025 Heated Area: 2356 HX Base Yr



45080 EULA B RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	168,416
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	66,600
TOTAL MARKET VALUE	237,816
SOH/AGL Deduction	0
ASSESSED VALUE	237,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,816
TOTAL JUST VALUE	237,816
NCON VALUE	107,860
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,131

1998 _ MERI R673856 & R673857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971974	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2732/1229	8/02/2024	SW	Q	I	01	289,900
GRANTOR: 45080 EULA B RD LAND						
GRANTEE: HARTSFIELD AARON JO						
2685/623	12/07/2023	CT	U	I	18	66,500
GRANTOR: CLERK OF COURT						
GRANTEE: 45080 EULA B RD LAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E76 N31$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0	0005	OR	0.00	0.00	1.48	AC		1.00	1.00	1.00	45,000.00	45,000.00	66,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.48 Total Land Value: 66,600 Market: 0 Agricultural: 0 Common: 66,600 PRINTED 07/30/2025 BY SYS