LOT 9
WOODGROVE ACRES PB 4 PG 59

STEWART CODY/CANADY BRYANNA
45367 EULA B ROAD
CALLAHAN, FL 32011

2025

17-2N-25-3010-0009-0000

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	13	LVT/LAMNT 100
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

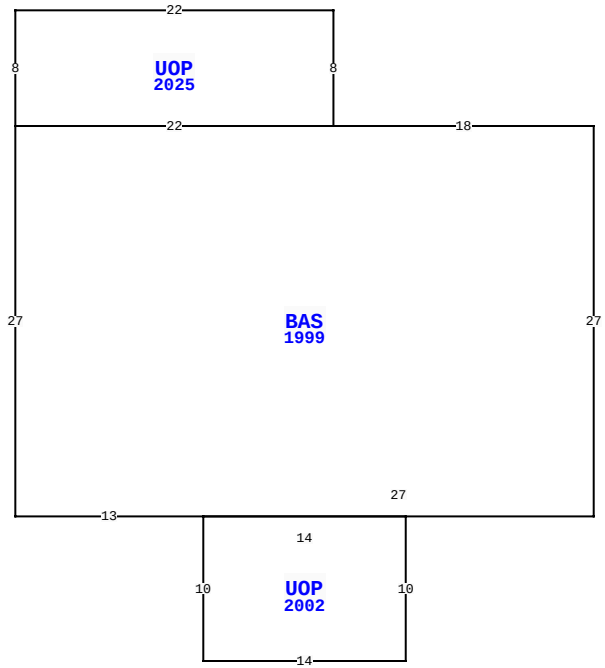
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1999	1,080	83,773
UOP	140	25	2002	35	2,715
UOP	176	25	2025	44	3,413
TOTALS	1,396			1,159	89,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,159	134.2000	114.07	132,207	1997	2012	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 2025 Heated Area: 1080 HX Base Yr



45367 EULA B RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	89,901
TOTAL MARKET OB/XF VALUE	2,835
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	142,736
SOH/AGL Deduction	0
ASSESSED VALUE	142,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,736
TOTAL JUST VALUE	142,736
NCON VALUE	48,213
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4797	REPAIR/RRF	20	02/01/2003
B9491	FOUNDATION	500	04/01/2002
MH992760	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/1431	4/30/2024	WD	Q	I	01	179,000
GRANTOR: MYERS DONALD J & TAMM						
GRANTEE: STEWART CODY						
1658/0344	1/08/2010	WD	U	I	30	100
GRANTOR: MYERS DONALD L & ANNE						
GRANTEE: MYERS DONALD J & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W18 W22 S27 E13 E27 N27 $
UOP=[YR=2002;ORIG=-27,27] S10 E14 N10 W14 $
UOP=[YR=2025;ORIG=-40,0] E22 N8 W22 S8 $
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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	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/11/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS