LOT 12
WOODGROVE ACRES PB 4/59

TRIEGLAFF TREVOR & KATELYN
45221 EULA B RD
CALLAHAN, FL 32011

2025

17-2N-25-3010-0012-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

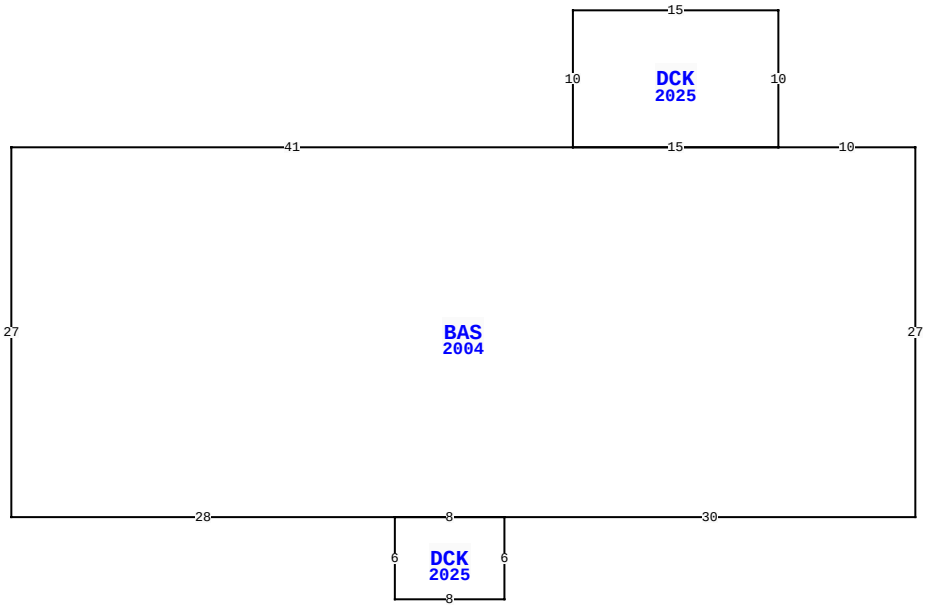
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2004	1,782	172,782
DCK	48	15	2025	7	678
DCK	150	15	2025	22	2,134
TOTALS	1,980			1,811	175,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,811	134.2000	114.07	206,581	2004	2017	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 2025 Heated Area: 1782 HX Base Yr



45221 EULA B RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 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	175,594
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	225,594
SOH/AGL Deduction	0
ASSESSED VALUE	225,594
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,594
TOTAL JUST VALUE	225,594
NCON VALUE	87,770
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,218

VIN: N19642(A/B) _ 2005 FLEETWOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413953	ELEC OTHER	0	12/01/2004
MH4492	MH MOVE-ON	0	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1528	6/10/2024	WD	Q	I	01	280,000

GRANTOR: 45221 EULA B ROAD LAN
GRANTEE: TRIEGLAFF TREVOR &

2691/1599	1/24/2024	WD	Q	I	01	139,500

GRANTOR: BLACKMAN BRITTNEY MAY
GRANTEE: 45221 EULA B ROAD L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W10 W15 W41 S27 E28 E8 E30 N27 $
DCK=[YR=2025;ORIG=-25,0] E15 N10 W15 S10 $
DCK=[YR=2025;ORIG=-30,27] W8 S6 E8 N6 $
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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

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	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS