LOT 15 2003 FTWD DWMH
IN OR 1044/851
WOODGROVE ACRES PB 4 PG 59

PARRISH VICKI D MILLER &/MILLER AMANDA GAIL
45181 EULA B ROAD
CALLAHAN, FL 32011

2025

17-2N-25-3010-0015-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

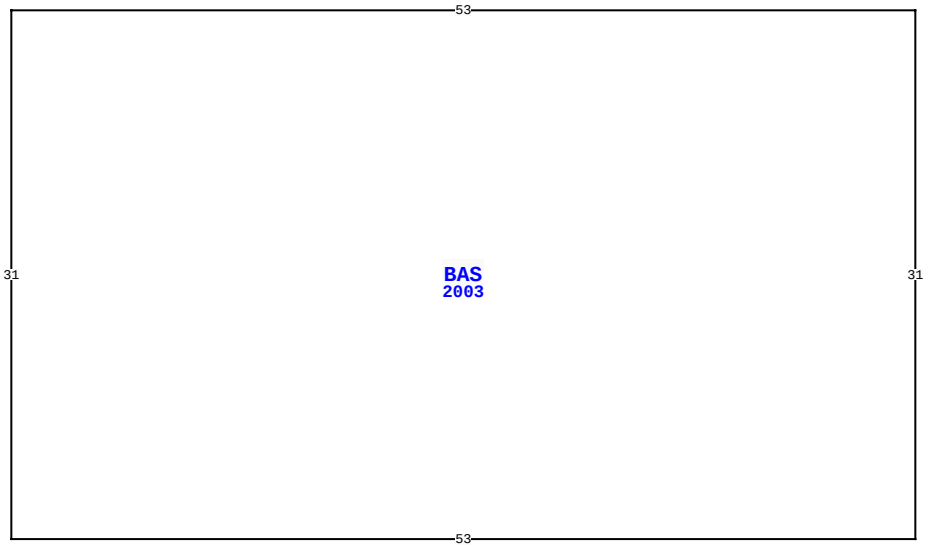
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100	2003	1,643	98,206
TOTALS	1,643			1,643	98,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,643	117.2000	99.62	163,676	2003	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2004 Heated Area: 1643 HX Base Yr 2004



45181 EULA B RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		98,206
TOTAL MARKET OB/XF VALUE		756
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		148,962
SOH/AGL Deduction		82,697
ASSESSED VALUE		66,265
TOTAL EXEMPTION VALUE	HX HB	41,265
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		148,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,332

MH/ID GAFL375(A/B)74735BP21 _ RP: 12165980 & 12165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4128	MH MOVE-ON	0	05/01/2003
M7110	H/AC	0	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1044/0851	3/19/2002	WD	Q	I		20,000

GRANTOR: DONALDSON V R & ELIZA
GRANTEE: MILLER GEORGE ETAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W53 S31 E53 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	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2004	2004	3	21	756	

LAND DESCRIPTION

TOTAL OB/XF 756

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	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