LOT 17 R673562
IN OR 1481/1720
WOODGROVE ACRES PB 4/59

BRAY DILLON
45125 EULA B RD
CALLAHAN, FL 32011-0791

2025

17-2N-25-3010-0017-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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

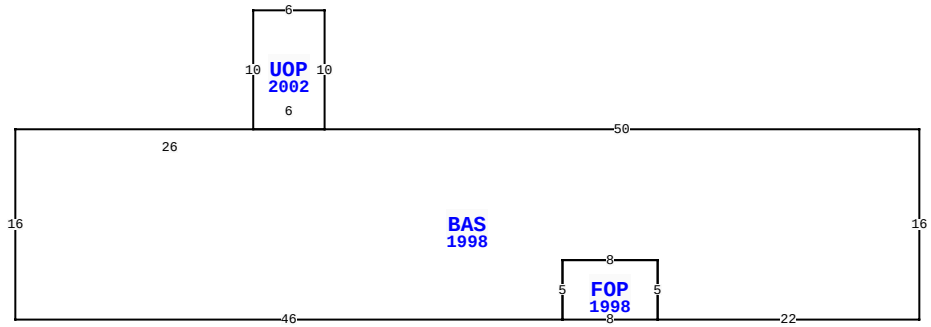
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1998	1,176	51,725
FOP	40	30	1998	12	528
UOP	60	25	2002	15	660
TOTALS	1,276			1,203	52,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,203	129.3600	109.96	132,282	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1176 HX Base Yr



45125 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	52,913
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	102,913
SOH/AGL Deduction	24,777
ASSESSED VALUE	78,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,136
TOTAL JUST VALUE	102,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,020

MISC STRG + PLSHED = NV: 10/23KW
1998 FLEETWOOD _ R673562 _ VIN: GAFLW07A41962BB21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982337	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1720	2/28/2007	QC	Q	I	01	100
GRANTOR: BRAY CAROLYN						
GRANTEE: BRAY DILLON						
0913/1220	12/30/1999	WD	Q	I		60,000
GRANTOR: GEISENDORFF KENNY & S						
GRANTEE: BRAY MARCELLA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W50 UOP=[YR=2002] N10 W6 S10 E6$ W26 S16 E46
FOP=[YR=1998] E8 N5 W8 S5$ N5 E8 S5 E22 N16$.

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