LOT 19 GENA 2004 DW/MH
PT OR 1213/127
WOODGROVE ACRES PB 4/59

DOVE JAMES & KIMBERLY
45001 EULA B ROAD
CALLAHAN, FL 32011

2025

17-2N-25-3010-0019-0000

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	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	04	Quality Level 04

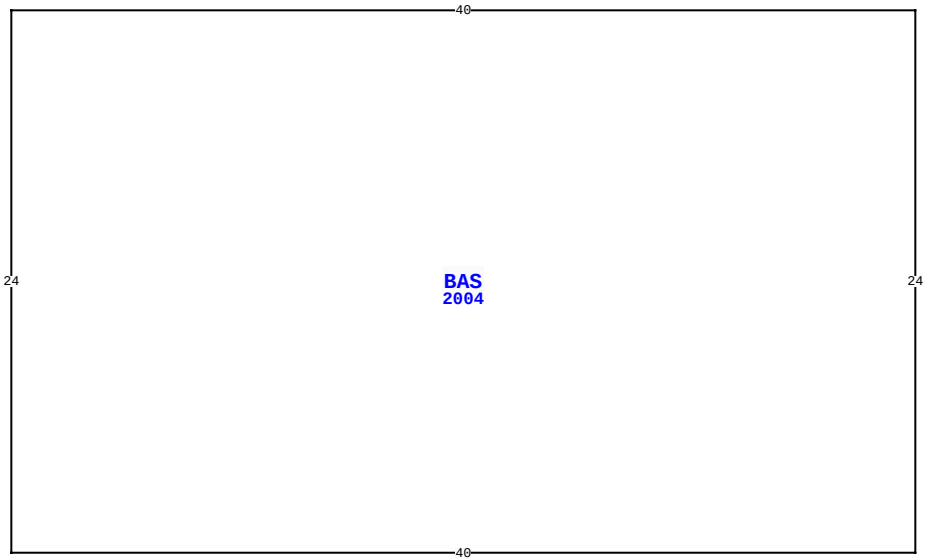
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2004	960	68,561
TOTALS	960			960	68,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	135.5200	115.19	110,582	2004	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2005 Heated Area: 960 HX Base Yr 2005



45001 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		68,561
TOTAL MARKET OB/XF VALUE		15,441
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		134,002
SOH/AGL Deduction		74,468
ASSESSED VALUE		59,534
TOTAL EXEMPTION VALUE	HX HB	34,534
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530918	GARAGE	19,499	07/01/2015
MH4351	MH MOVE-ON	0	04/01/2004
W250	XFOB	0	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/0127	3/04/2004	WD	U	I	11	31,900
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: DOVE JAMES & KIMBER						
1149/1458	6/30/2003	WD	Q	V		150,000
GRANTOR: DONALDSON V R & ELIZA						
GRANTEE: G & H LAND DEVELOPM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W40 S24 E40 N24$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	19.50	19.50	100	2004	2004	3	21	410	
3	0510	GARAGE WD-	0	100	25	18	450.00	SF	35.00	35.00	100	2015	2015	3	75	11,813	
4	0810	CONCRETE A	0	100	0	0	28.00	SF	6.50	6.50	100	2015	2015	3	95	173	

LAND DESCRIPTION

TOTAL OB/XF 15,441

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