PT SEC 17-2N-25E
IN OR 2782/1990

STAHLER ADRIENNE MARIE
43327 KEEN CEMETERY RD
CALLAHAN, FL 32011

2026

17-2N-25-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

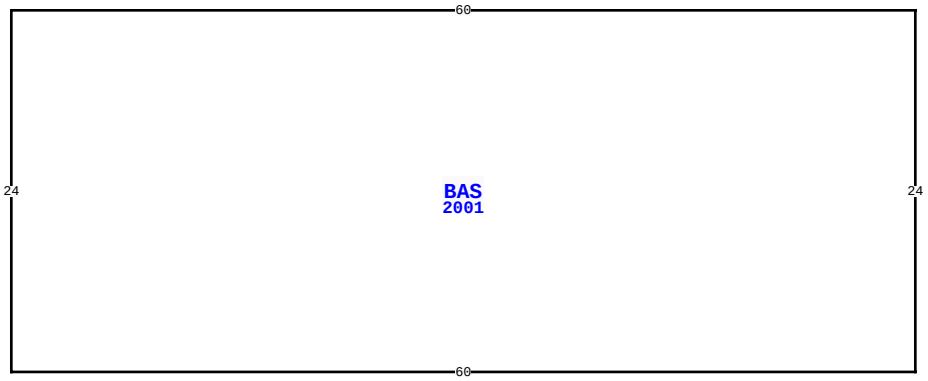
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2001	1,440	43,183
TOTALS	1,440			1,440	43,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	117.6000	99.96	143,942	1976	1976	0	0	0	70.00	30.00

1 M/H 93- 0% - 2023 Heated Area: 1440 HX Base Yr



45310 EULA B RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	43,183
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,625
TOTAL MARKET VALUE	123,808
SOH/AGL Deduction	0
ASSESSED VALUE	123,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,808
TOTAL JUST VALUE	123,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23213	XFOB	7,574	01/01/2010
R002391	REPAIR/RRF	0	03/01/2000
MH992890	MH MOVE-ON	0	11/01/1999
8257	NEW CONSTR	53,964	07/23/1992
7599	ADDITION	600	10/11/1991
8668	MH MOVE-ON	2,000	09/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/1990	3/26/2025	QC	U	I	12	100
GRANTOR: BROWN DAVID N						
GRANTEE: STAHLER ADRIANNE MA						
2538/1630	1/20/2022	QC	U	I	11	25,000
GRANTOR: CHANCEY STEPHEN M & A						
GRANTEE: STAHLER ADRIANNE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S24 E60 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

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		OR	0.00	0.00	1.29	AC		1.00	1.00	1.25	50,000.00	62,500.00	80,625							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.29 Total Land Value: 80,625 Market: 0 Agricultural: 0 Common: 80,625 PRINTED 07/09/2026 BY SYS