LOT 7 (EX PWR LINE ESMT)
ELIZA JONES ESTATE OR 148/454
{2004 DW/MH HOME OF MERIT}

TYLER JERRY & KRYSTAL LANE
45150 KEY LANE
CALLAHAN, FL 32011-3853

2026

17-2N-25-0000-0011-0070

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

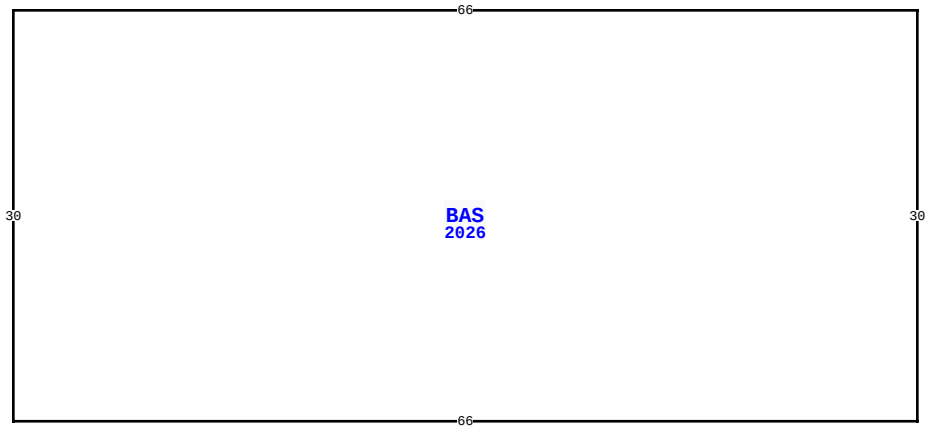
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2026	1,980	203,233
TOTALS	1,980			1,980	203,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	115.2000	103.68	205,286	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 1980 HX Base Yr 2010



45150 KEY LN, 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		203,233
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		328,233
SOH/AGL Deduction		66,119
ASSESSED VALUE		262,114
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		210,703
TOTAL JUST VALUE		328,233
NCON VALUE		204,953
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010495	CO	0	09/18/2025
B250009999	BLDG DEMO	500	09/05/2025
MH250008217	30*60 3/2 LIVE OA	0	07/25/2025
M7781	H/AC	0	01/01/2004
MH4286	MH MOVE-ON	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/0122	4/10/2007	WD	Q	I	05	126,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: TYLER JERRY & KRYST						
1453/1986	10/23/2006	WD	Q	I	06	100
GRANTOR: CHASE HOME FINANCE LL						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E66 S30 W66 N30 $
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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	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	125,000							

REVIEW DATE 12/18/2025 BY TW Total Acres: 5.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS