PT LOT 10 IN OR 2732/1229
ELIZA JONES ESTATE OR 148/454

HARTSFIELD AARON JONATHON/FIELD MEGAN
45080 EULA B RD
CALLAHAN, FL 32011

2026

17-2N-25-0000-0011-0103

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

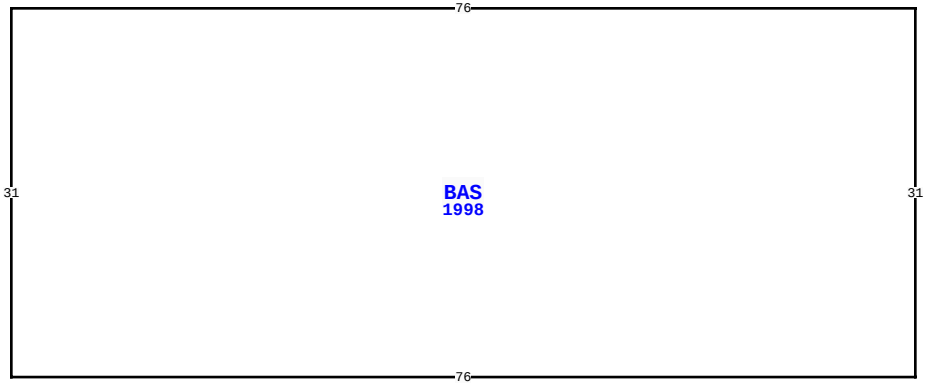
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1998	2,356	172,368
TOTALS	2,356			2,356	172,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	140.1600	126.14	297,186	1998	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 2025 Heated Area: 2356 HX Base Yr 2025



45080 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		172,368
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		74,000
TOTAL MARKET VALUE		249,133
SOH/AGL Deduction		4,896
ASSESSED VALUE		244,237
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,826
TOTAL JUST VALUE		249,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,816

1998 _ MERI R673856 & R673857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971974	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2732/1229	8/02/2024	SW	Q	I	01	289,900
GRANTOR: 45080 EULA B RD LAND						
GRANTEE: HARTSFIELD AARON JO						
2685/623	12/07/2023	CT	U	I	18	66,500
GRANTOR: CLERK OF COURT						
GRANTEE: 45080 EULA B RD LAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E76 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	1.48	AC		1.00	1.00	1.00	50,000.00	50,000.00	74,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.48 Total Land Value: 74,000 Market: 0 Agricultural: 0 Common: 74,000 PRINTED 07/09/2026 BY SYS