LOT 7
WOODGROVE ACRES PB 4/59

TOMLINSON LESLIE ANNETTE
45435 EULA B ROAD
CALLAHAN, FL 32011

2026

17-2N-25-3010-0007-0000

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 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

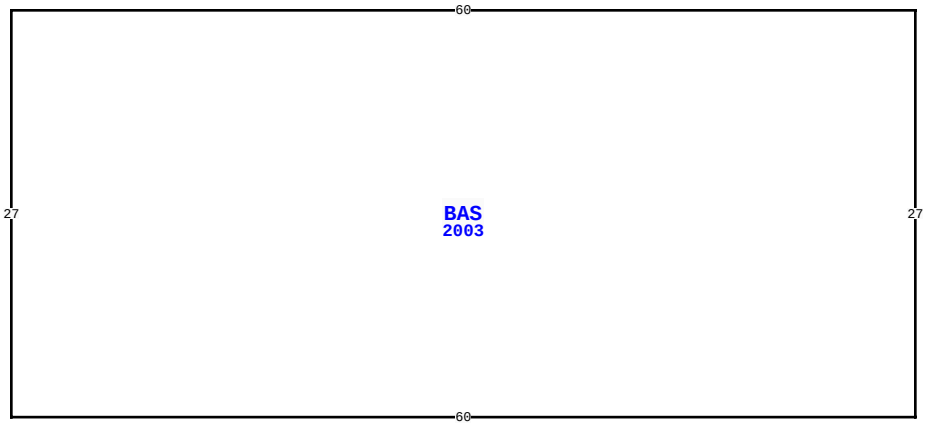
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2003	1,620	116,541
TOTALS	1,620			1,620	116,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.9200	116.03	187,969	2003	2010	0	0	0	38.00	62.00

1 M/H 94+ 100% - 2024 Heated Area: 1620 HX Base Yr 2024



45435 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		124,435
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		178,410
SOH/AGL Deduction		7,524
ASSESSED VALUE		170,886
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,475
TOTAL JUST VALUE		178,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12985	GARAGE	12,606	06/01/2004
MH4239	MH MOVE-ON	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2581/1993	7/27/2022	WD	Q	I	01	240,000
GRANTOR: NICKS JESSICA F/K/A J						
GRANTEE: TOMLINSON LESLIE AN						
2574/0329	6/24/2022	FJ	U	I	11	0
GRANTOR: LILLY EMERSON G EST						
GRANTEE: NICKS JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S27 E60 N27$.

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	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	51,000.00	51,000.00	51,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS

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45435 EULA B ROAD
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2026

17-2N-25-3010-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

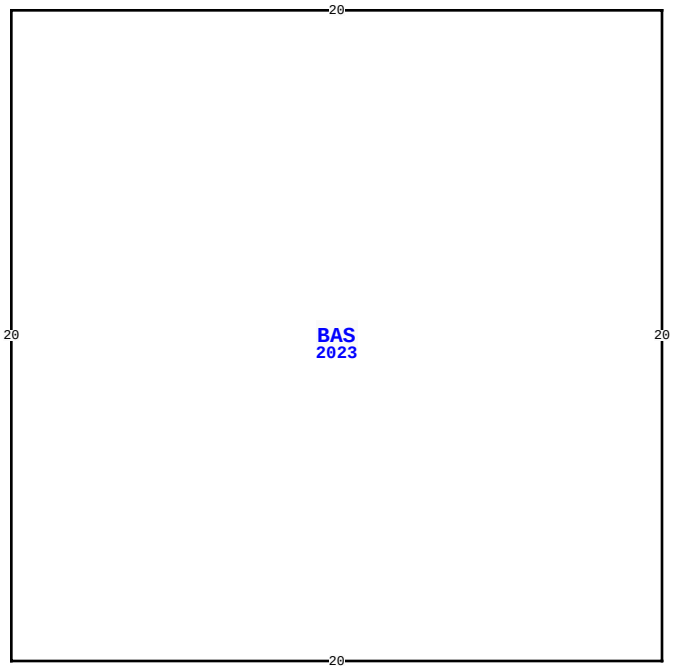
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2023	400	7,894
TOTALS	400			400	7,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	63.2500	24.67	9,868	2004	2010	0	0	0	20.00	80.00

2 GARAGE RES 100% - 2024 Heated Area: 400 HX Base Yr 2024



45435 EULA B RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTOR: LILLY EMERSON G EST						
GRANTEE: NICKS JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] E20 S20 W20 N20 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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