LOT 9
WOODGROVE ACRES PB 4 PG 59

STEWART CODY/CANADY BRYANNA
45367 EULA B ROAD
CALLAHAN, FL 32011

**2026**

**17-2N-25-3010-0009-0000**

## NASSAU COUNTY PROPERTY



## 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 | 13 | LVT/LAMNT 100 |
| 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 |

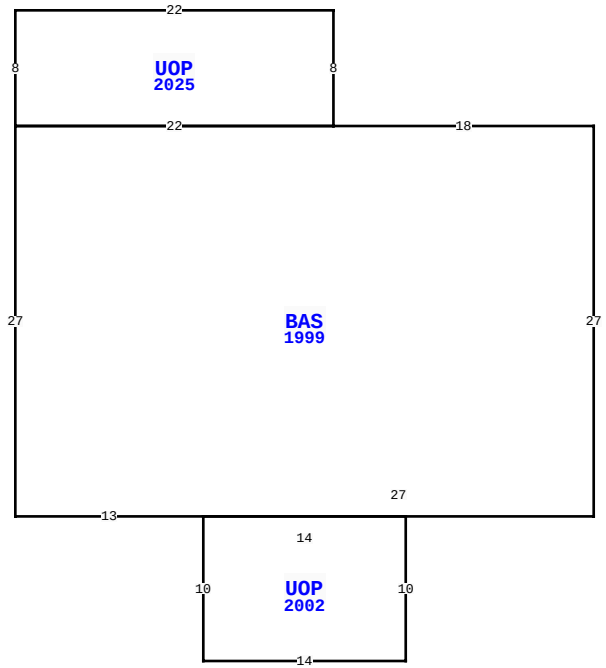
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,080 | 100 | 1999 | 1,080 | 86,092 |
| UOP | 140 | 25 | 2002 | 35 | 2,790 |
| UOP | 176 | 25 | 2025 | 44 | 3,507 |
| TOTALS | 1,396 | | | 1,159 | 92,389 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,159 | 134.2000 | 120.78 | 139,984 | 1997 | 2012 | 0 | 0 | 0 | 34.00 | 66.00 |

1 M/H 94+ 100% - 2026 Heated Area: 1080 HX Base Yr 2026




45367 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 | | 92,389 |
| TOTAL MARKET OB/XF VALUE | | 2,800 |
| TOTAL LAND VALUE - MARKET | | 51,000 |
| TOTAL MARKET VALUE | | 146,189 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 146,189 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 94,778 |
| TOTAL JUST VALUE | | 146,189 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 142,736 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R4797 | REPAIR/RRF | 20 | 02/01/2003 |
| B9491 | FOUNDATION | 500 | 04/01/2002 |
| MH992760 | MH MOVE-ON | 0 | 01/07/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2710/1431 | 4/30/2024 | WD | Q | I | 01 | 179,000 |
| GRANTOR: MYERS DONALD J & TAMM | | | | | | |
| GRANTEE: STEWART CODY | | | | | | |
| 1658/0344 | 1/08/2010 | WD | U | I | 30 | 100 |
| GRANTOR: MYERS DONALD L & ANNE | | | | | | |
| GRANTEE: MYERS DONALD J & TA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W18 W22 S27 E13 E27 N27 $
UOP=[YR=2002;ORIG=-27,27] S10 E14 N10 W14 $
UOP=[YR=2025;ORIG=-40,0] E22 N8 W22 S8 $
.

## 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 | 1999 | 1999 | 3 | 80 | 2,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,800

| 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 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 51,000.00 | 51,000.00 | 51,000 | | | | | | | |

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