

ALLEN DONNA L
45335 EULA B RD
CALLAHAN, FL 32011

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																									
Exterior Wall		30	VINYL 100		0800	02	1,248	115.2000	103.68	129,393	2004	2017	0	0	0	20.00	80.00	VALUATION BY					STANDARD																																				
Roof Structur		03	GABLE/HIP 100		2 M/H 94+ 100% - 2022													Heated Area: 1248					HX Base Yr 2022																																				
Roof Cover		03	COMP SHNGL 100		24 -52 BAS 2020 -52 24															BUILDING MARKET VALUE					103,514																																		
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					0																																		
Interior Floo		08	SHT VINYL 70																	TOTAL LAND VALUE - MARKET					51,000																																		
Interior Floo		14	CARPET 30																	TOTAL MARKET VALUE					154,514																																		
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					27,499																																		
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					127,015																																		
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 51,411																																		
Bathrooms			2 100																	BASE TAXABLE VALUE					75,604																																		
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					154,514																																		
Stories			1. 1. 100																	NCON VALUE					0																																		
Units			0 100		INCOME VALUE																																																						
					PREVIOUS YEAR MKT VALUE					153,873																																																	
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	1,248	100	2020	1,248	103,514																																																						
TOTALS		1,248			1,248	103,514																																																					
EXTRA FEATURES					45335 EULA B RD, CALLAHAN										BLD DATE					LGL DATE					05/07/2026					MLU																													
															XF DATE					LAND DATE																																							
															INC DATE					AG DATE																																							
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																															
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																																								