LOT 11
IN OR 2219/189
WOODGROVE ACRES PB 4/59

HARDY NATHAN L & LINDSEY F
45247 EULA B RD
CALLAHAN, FL 32011

2026

17-2N-25-3010-0011-0000

BUILDING CHARACTERISTICS

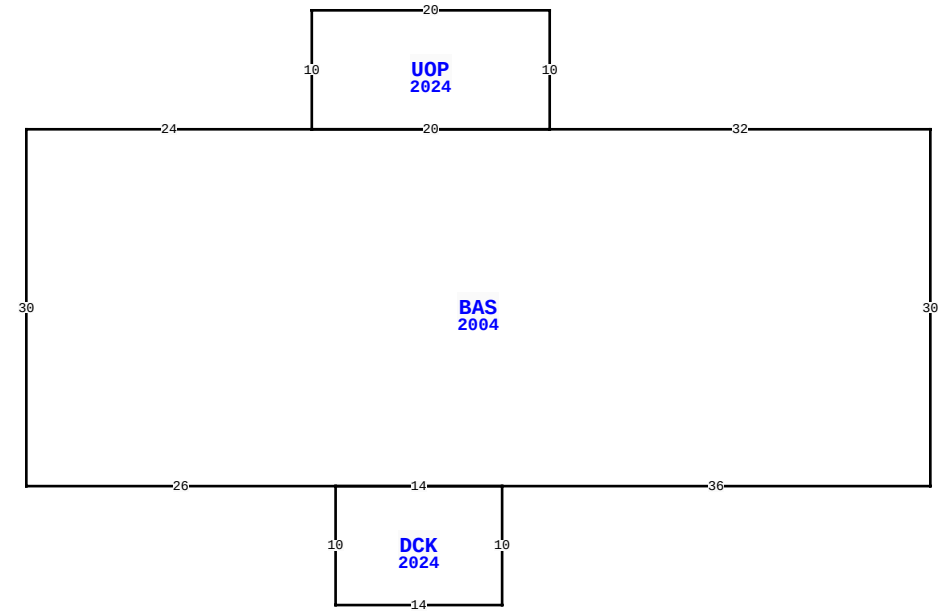
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,280	100	2004	2,280	166,308
DCK	140	15	2024	21	1,532
UOP	200	25	2024	50	3,647
TOTALS	2,620			2,351	171,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,351	135.0800	121.57	285,811	2004	2009	0	0	0	40.00	60.00

1 M/H 94+ 100% - 2019 Heated Area: 2280 HX Base Yr 2019



45247 EULA B RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		171,487
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		225,497
SOH/AGL Deduction		99,259
ASSESSED VALUE		126,238
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,827
TOTAL JUST VALUE		225,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,409

MISC ALUMN CRPT= NV : 10/23KW
2004 FTWD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4310	MH MOVE-ON	0	01/01/2004
W231	XFOB	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0189	8/20/2018	WD	Q	I	02	125,000
GRANTOR: GUZMAN ANDREW M & DEI						
GRANTEE: HARDY NATHAN LAWREN						
1985/0813	6/12/2015	SW	U	I	18	55,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: GUZMAN ANDREW MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=2,11] W32 W20 W24 S30 E26 E14 E36 N30 $
UOP=[YR=2024;ORIG=-50,11] E20 N10 W20 S10 $
DCK=[YR=2024;ORIG=-48,41] E14 S10 W14 N10 $
.

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	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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