LOT 13
IN OR 1633/301
WOODGROVE ACRES PB 4/59

PAINTER MABEL E
45213 EULA B ROAD
CALLAHAN, FL 32011

2026

17-2N-25-3010-0013-0000

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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

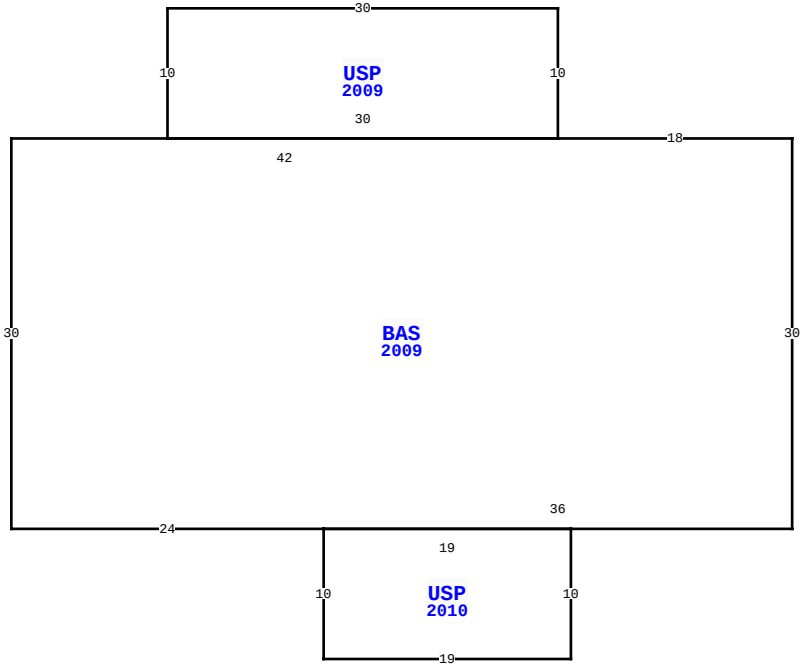
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2009	1,800	179,032
USP	300	50	2009	150	14,919
USP	190	50	2010	95	9,449
TOTALS	2,290			2,045	203,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,045	167.4400	150.70	308,182	2007	2012	0	0	0	34.00	66.00

2 M/H 94+ 100% - 2010 Heated Area: 1800 HX Base Yr 2010



45213 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		203,400
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		256,180
SOH/AGL Deduction		154,246
ASSESSED VALUE		101,934
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		45,523
TOTAL JUST VALUE		256,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,710

MISC STRG = NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23347	ADDITION	7,195	03/01/2010
C5207	CO ISSUED	0	08/14/2009
B22739	XFOB	2,000	08/01/2009
MH5207	MH MOVE-ON	0	07/01/2009
E21967	ELEC OTHER	0	07/01/2009
M14706	MECH OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1633/0301	7/02/2009	WD	U	I	12	48,900
GRANTOR: RIVER TOWNE HOMES INC						
GRANTEE: PAINTER MABEL E						
1581/0100	8/13/2008	WD	U	I	19	56,850
GRANTOR: REGIONAL HOLDINGS INC						
GRANTEE: RIVER TOWNE HOMES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W18 USP=[YR=2009] N10 W30 S10 E30$ W42 S30 E24
USP=[YR=2010] S10 E19 N10 W19$ E36 N30$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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