LOT 16
IN OR 907/1255
R787616 & R787617

MYERS DONALD JASON
55058 SCHOLL TRL
CALLAHAN, FL 32011

2026

17-2N-25-3010-0016-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

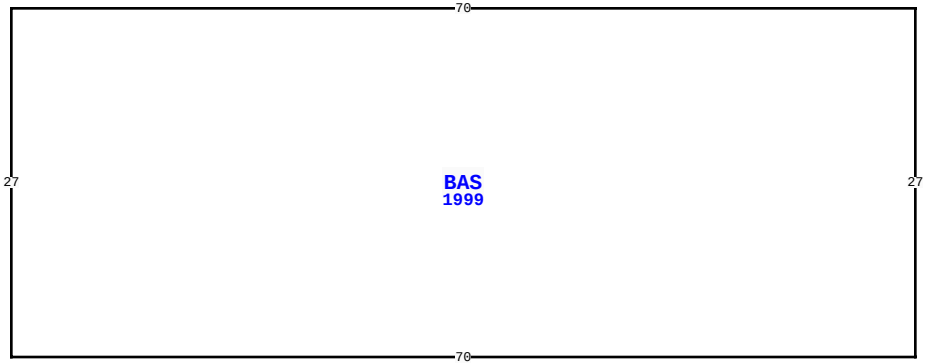
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1999	1,890	110,651
TOTALS	1,890			1,890	110,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	135.5200	121.97	230,523	1998	2003	0	0	0	52.00	48.00

1 M/H 94+ 0% - 0 Heated Area: 1890 HX Base Yr



45157 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	110,651
TOTAL MARKET OB/XF VALUE	17,308
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	178,959
SOH/AGL Deduction	32,659
ASSESSED VALUE	146,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,300
TOTAL JUST VALUE	178,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,827

MISC ALUMN CRPT = NV: 10/23KW
1998 SPRI _ R787616 & R787617 _ VIN: GAFLW34(A/B)2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108461	GARAGE	25,000	06/01/2001
MH982136	MH MOVE-ON	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0907/1255	10/20/1999	WD	U	I	07	100
GRANTOR: ASSOCIATES HOUSING FI						
GRANTEE: MYERS DONALD JASON						
0904/0787	10/20/1999	WD	Q	I		58,000
GRANTOR: ASSOCIATES HOUSING FI						
GRANTEE: MYERS DONALD JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W70 S27 E70 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
2	0510	GARAGE WD-	0	0	41	25	1,025.00	SF	45.50	45.50	100	2001	2001	3	27	12,592	
3	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	1999	1999	3	20	224	
4	1242	WD DECK A	0	0	22	9	198.00	SF	10.00	10.00	100	2001	2001	3	20	396	
5	0752	USP	0	0	10	27	270.00	SF	15.00	15.00	100	2005	2005	3	32	1,296	

LAND DESCRIPTION

TOTAL OB/XF 17,308

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	0	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