

**BRAY DILLON**  
45125 EULA B RD  
CALLAHAN, FL 32011-0791

2026

**17-2N-25-3010-0017-0000**

BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall  
Roof Structur

03

VINYL 100  
GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 90

Interior Floo

08

SHT VINYL 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1.

Units

1. 100  
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

1,176

100

1998

1,176

47,919

FOP

40

30

1998

12

489

UOP

60

25

2002

15

611

TOTALS

1,276

1,203

49,019

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,203

129.3600

116.42

140,053

1998

1998

0

0

0

65.00

35.00

1 M/H 94+ 0% - 0

Heated Area: 1176

HX Base Yr

6

10

10

6

10

10

16

26

50

16

22

8

5

5

8

46

UOP

2002

BAS

1998

FOP

1998

NASSAU COUNTY PROPERTY

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6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

49,019

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

51,000

TOTAL MARKET VALUE

100,019

SOH/AGL Deduction

14,069

ASSESSED VALUE

85,950

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

85,950

TOTAL JUST VALUE

100,019

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

102,913

MISC STRG + PLSHD = NV: 10/23KW

1998 FLEETWOOD \_ R673562 \_ VIN: GAFLW07A41962BB21

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH982337

MH MOVE-ON

0

08/01/1998

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U I V I

RSN CD

SALE PRICE

1481/1720

2/28/2007

QC

Q Q I 01

100

GRANTOR: BRAY CAROLYN

GRANTEE: BRAY DILLON

0913/1220

12/30/1999

WD

Q Q I

60,000

GRANTOR: GEISENDORFF KENNY & S

GRANTEE: BRAY MARCELLA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W50 UOP=[YR=2002] N10 W6 S10 E6\$ W26 S16 E46 FOP=[YR=1998] E8 N5 W8 S5\$ N5 E8 S5 E22 N16\$ .

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

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

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