

PT NE1/4 OF SW1/4 OF SE1/4 OF
NW1/4 OF SW1/4 OF NE1/4 OF
NW1/4 OF SE1/4 OF SEC 3-2N-25E

LAMAR BRUCE W & JEAN B
45664 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2023

03-2N-25-0000-0003-0000



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	PAGE 1 of 1 6															
Exterior Wall	11	BD/BTN AVG 100	0900	01	3,101	100.7400	119.63	370,973	2019	2019	0	0	0	1.50	98.50	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021													Heated Area: 2424 HX Base Yr 2021														
Roof Cover	03	COMP SHNGL 50														Tax Group: 6 Tax Dist:														
Roof Cover	12	MODULAR MT 50														BUILDING MARKET VALUE 365,408														
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 6,273														
Interior Floo	08	SHT VINYL 70														TOTAL LAND VALUE - MARKET 80,000														
Interior Floo	14	CARPET 30														TOTAL MARKET VALUE 451,681														
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 90,119																											
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 361,562																											
Bedrooms	3	100	TOTAL EXEMPTION VALUE HX HB 50,000																											
Bathrooms	3	100	BASE TAXABLE VALUE 311,562																											
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE 451,681																											
Stories	2.	2. 100	NCON VALUE 78,017																											
Units	0	100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 332,271																											
Quality			03	Quality Level 03																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM			MKT AREA 08																											
NEIGHBORHOOD/LOC			8026.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,676	100	1,676	197,493																										
FGR	506	55	278	32,758																										
FOP	128	30	38	4,478																										
FOP	508	30	152	17,911																										
FOP	32	30	10	1,178																										
FST	60	55	33	3,889																										
FUS	722	100	722	85,077																										
SFB	32	80	26	3,063																										
STP	16	10	2	235																										
STP	32	10	3	354																										
TOTALS					4,138	3,101	365,408																							
EXTRA FEATURES					45664 MUSSLEWHITE RD, CALLAHAN																									
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															
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465																
2	0810	CONCRETE A	0 100	27 16	432.00	SF	6.50	6.50	100	2022	2022	3	100	2,808																
TOTAL OB/XF 6,273																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000													
REVIEW DATE 12/09/2021 BY KB Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																														