PT W1/2 OF SW1/4 OF NW1/4 &
PT W1/2 OF NW1/4 OF SW1/4
BWING ONLY PT LYING W OF

HEARN JOEY E & JODIE M
45619 MUSSLEWHITE RD
CALLAHAN, FL 32011

2023

03-2N-25-0000-0004-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

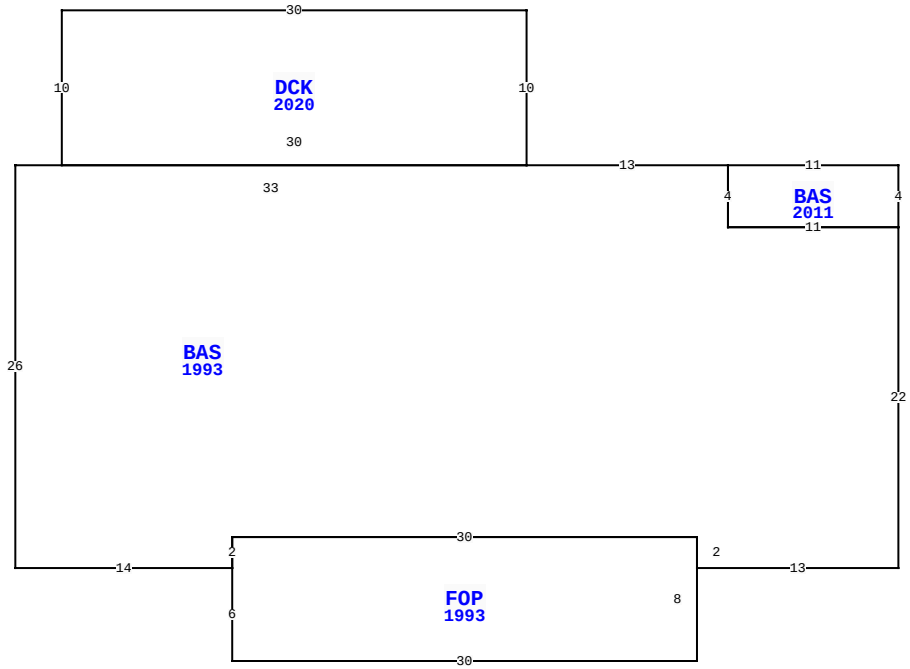
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100	1,378	166,521
BAS	44	100	44	5,317
DCK	300	10	30	3,625
FOP	240	30	72	8,701
TOTALS	1,962		1,524	184,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,524	131.7330	156.43	238,399	1967	1995	0	0	0	22.75	77.25

1 SNGL FAM – 100% - 2022 Heated Area: 1422 HX Base Yr 2022



45619 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		184,163
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		71,750
TOTAL MARKET VALUE		255,913
SOH/AGL Deduction		62,510
ASSESSED VALUE		193,403
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,403
TOTAL JUST VALUE		255,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2472/1882	6/15/2021	WD	Q	I	01	250,000
GRANTOR: EDWARDS EVAN W & ALIS						
GRANTEE: HEARN JOEY E & JODI						
2099/1450	1/27/2017	WD	Q	I	01	99,000
GRANTOR: MUSSLEWHITE NAN ET AL						
GRANTEE: EDWARDS EVAN W & AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W11 BAS=[YR=1993] W13 DCK=[YR=2020] N10 W30 S10 E30$ W33 S26 E14 FOP=[YR=1993] S6 E30 N8 W30 S2$ N2 E30 S2 E13 N22 W11 N4$ S4 E11 N4$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100			0.00	0.00	2.05	AC		1.00	1.00	1.00	35,000.00	35,000.00	71,750							

REVIEW DATE 06/13/2021 BY KB Total Acres: 2.05 Total Land Value: 71,750 Market: 0 Agricultural: 0 Common: 71,750 PRINTED 08/02/2023 BY SYS