PT SW1/4 OF NW1/4 OF
SEC 3-2N-25E IN OR 918/635
{MH/ID SSMFLAC71785}

CAMPBELL DAVID P & ALICE R
45630 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2023

03-2N-25-0000-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

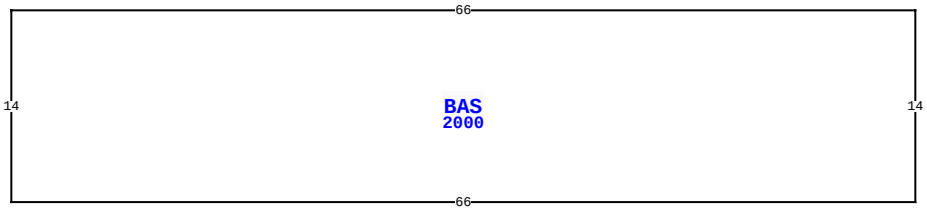
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	21,261
TOTALS	924		924	21,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	118.0000	76.70	70,871	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 924 HX Base Yr 2001



45630 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		21,261
TOTAL MARKET OB/XF VALUE		3,145
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		59,406
SOH/AGL Deduction		35,243
ASSESSED VALUE		24,163
TOTAL EXEMPTION VALUE	HX HB	24,163
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		59,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002472	REPAIR/RRF	500	05/01/2000
MH003000	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0918/0635	2/04/2000	WD	U	I		23,000
GRANTOR: HURST HARRY P						
GRANTEE: CAMPBELL DAVID & AL						
0633/1128	8/15/1991	WD	U	I	07	100
GRANTOR: HURST ANDREW JR ETAL						
GRANTEE: HURST HARRY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S14 E66 N14 $.

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	0810	CONCRETE A	0	100	0	0	348.00	SF	6.50	6.50	100	1990	1990	3	62	1,402	
2	1242	WD DECK A	0	100	24	10	240.00	SF	7.50	7.50	100	1995	1995	3	20	360	
3	1242	WD DECK A	0	100	45	10	450.00	SF	7.50	7.50	100	1995	1995	3	20	675	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1985	1985	3	20	322	
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1990	1990	3	20	386	

LAND DESCRIPTION

TOTAL OB/XF 3,145

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS