PT SW1/4 OF NW1/4 OF
SEC 3-2N-25E IN OR 1198/945

WILES ANTHONY A
45618 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2023

03-2N-25-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

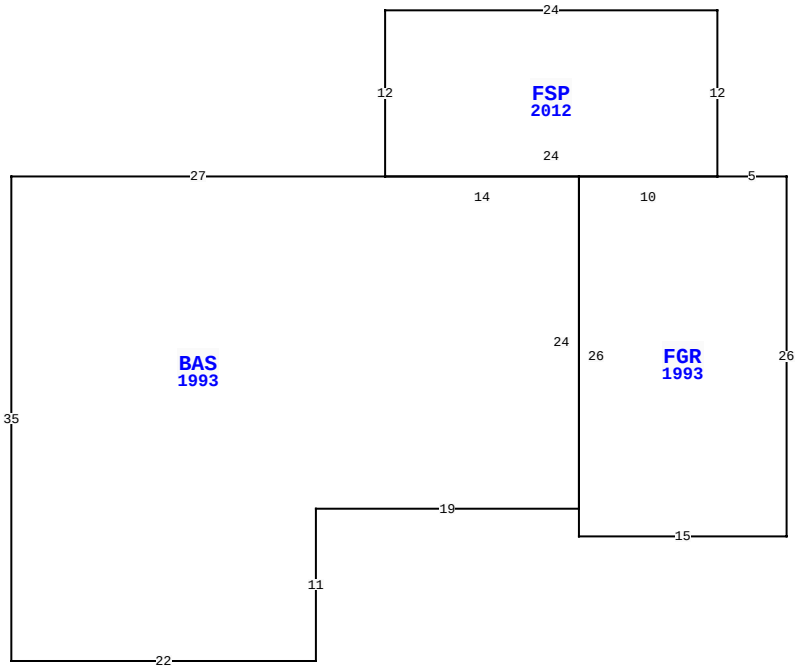
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,226	100	1,226	99,543
FGR	390	55	214	17,375
FSP	288	40	115	9,337
TOTALS	1,904		1,555	126,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,555	128.5200	115.99	180,364	1977	1982	0	0	0	30.00	70.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1226 HX Base Yr 2004



45618 MUSSLEWHITE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		126,255
TOTAL MARKET OB/XF VALUE		44,619
TOTAL LAND VALUE - MARKET		68,250
TOTAL MARKET VALUE		239,124
SOH/AGL Deduction		118,681
ASSESSED VALUE		120,443
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,443
TOTAL JUST VALUE		239,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326783	ADDITION	2,350	01/01/2014
B1327765	GARAGE	56,781	10/01/2013
B1326783	CARPORT	2,350	01/01/2013
B24306	CARPORT	6,959	01/01/2011
M951136	H/AC	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1198/0945	12/30/2003	WD	U	I	05	85,000
GRANTOR: DEUTSCHE BANK NATL TR						
GRANTEE: WILES ANTHONY A						
1198/0943	12/30/2003	WD	U	I	19	100
GRANTOR: INDYMAC BANK						
GRANTEE: DEUTSCHE BANK NATL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W5 FSP=[YR=2012] N12 W24 S12 BAS=[YR=1993] W27 S35 E22 N11 E19 N24 W14$ E24$ W10 S26 E15 N26$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	215.00	SF	6.50	6.50	100	1980	1980	3	35	489	
3	0511	GARAGE CB-	0	100	14	24	336.00	SF	40.00	40.00	100	1980	1980	3	35	4,704	
4	0810	CONCRETE A	0	100	18	20	360.00	SF	6.50	6.50	100	2010	2010	3	92	2,153	
5	0810	CONCRETE A	0	100	2	10	20.00	SF	6.50	6.50	100	2010	2010	3	92	120	
6	0510	GARAGE WD-	0	100	0	0	1,350.00	SF	35.00	35.00	100	2013	2013	3	75	35,438	

LAND DESCRIPTION

TOTAL OB/XF 44,619

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	0006	OR	0.00	0.00	1.95	AC		1.00	1.00	1.00	35,000.00	35,000.00	68,250							

REVIEW DATE 08/08/2018 BY KB Total Acres: 1.95 Total Land Value: 68,250 Market: 0 Agricultural: 0 Common: 68,250 PRINTED 08/02/2023 BY SYS