

PT SW1/4 OF NW1/4 OF
SEC 3-2N-25E IN OR 1898/1203
{1973 CNCR SW/MH}

SHEPHERD KIMBERLY DAWN
45636 MUSSLEWHITE RD
CALLAHAN, FL 32011

2023

03-2N-25-0000-0005-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 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	732	100	732	17,843
TOTALS	732		732	17,842

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	
2	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	
3	0752	USP	0	100	14	8	112.00	SF	15.00	15.00	
4	0681	POLE SHED	0	100	16	7	112.00	SF	15.00	15.00	
5	0681	POLE SHED	0	100	16	7	112.00	SF	15.00	15.00	
6	0812	CONCRETE C	0	100	0	0	730.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC	

REVIEW DATE 01/31/2020 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	732	125.0000	81.25	59,475	1973	1973	0	0	70.00	30.00
1 M/H 93- - 100% - 2015 Heated Area: 732 HX Base Yr 2015											
BAS 1993											
45636 MUSSLEWHITE RD, CALLAHAN											

TOTAL OB/XF											
3,728											

TOTAL OB/XF											
3,728											

Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	17,842		
TOTAL MARKET OB/XF VALUE	3,728		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	56,570		
SOH/AGL Deduction	31,314		
ASSESSED VALUE	25,256		
TOTAL EXEMPTION VALUE	HX HB 25,000		
BASE TAXABLE VALUE	256		
TOTAL JUST VALUE	56,570		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	49,762		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4300	H/AC	2,250	08/04/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1898/1203	1/17/2014	WD	Q	I	02
					33,000
GRANTOR: JOHNSON JAMES MICHAEL					
GRANTEE: SHEPHERD KIMBERLY D					
1720/0858	1/18/2011	WD	U	I	30
					100
GRANTOR: JOHNSON JAMES MICHAEL					
GRANTEE: JOHNSON JAMES MICHA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
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BAS=[YR=1993] W61 S12 E61 N12\$.											
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