PT E1/4 OF SEC 3-2N-25E
IN OR 2652/1902

BRIGGS GREGORY ALAN LIVING TRUST/BRIGGS GREGORY A
45606 MUSSLEWHITE RD
CALLAHAN, FL 32011

2023

03-2N-25-0000-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

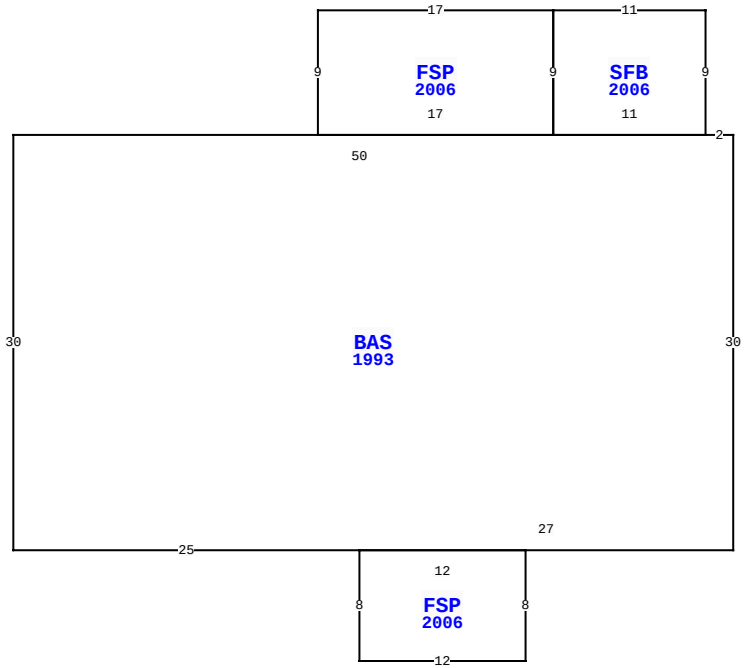
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	136,609
FSP	96	40	38	3,328
FSP	153	40	61	5,341
SFB	99	80	79	6,918
TOTALS	1,908		1,738	152,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	112.5000	101.53	176,459	1992	1994	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 0 Heated Area: 1639 HX Base Yr



45606 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		154,995
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		189,995
SOH/AGL Deduction		83,157
ASSESSED VALUE		106,838
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		51,838
TOTAL JUST VALUE		189,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7612	NEW CONSTR	4,300	10/16/1991
8026	MH MOVE-ON	4,000	01/18/1990
6162	NEW CONSTR	45,188	12/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2652/1902	6/28/2023	WD	U	I	11	100
GRANTOR: BRIGGS GREGORY A						
GRANTEE: BRIGGS GREGORY ALAN						
2097/0382	11/26/2013	WD	U	I	11	100
GRANTOR: HURST PATTI K						
GRANTEE: HURST PATTI K & GRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 SFB=[YR=2006] N9 W11 FSP=[YR=2006] W17 S9 E17 N9 $ S9 E11 $ W50 S30 E25 FSP=[YR=2006] S8 E12 N8 W12 $ E27 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	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 01/30/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS

PT E1/4 OF SEC 3-2N-25E
IN OR 2652/1902

BRIGGS GREGORY ALAN LIVING TRUST/BRIGGS GREGORY A
45606 MUSSLEWHITE RD
CALLAHAN, FL 32011

2023

03-2N-25-0000-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

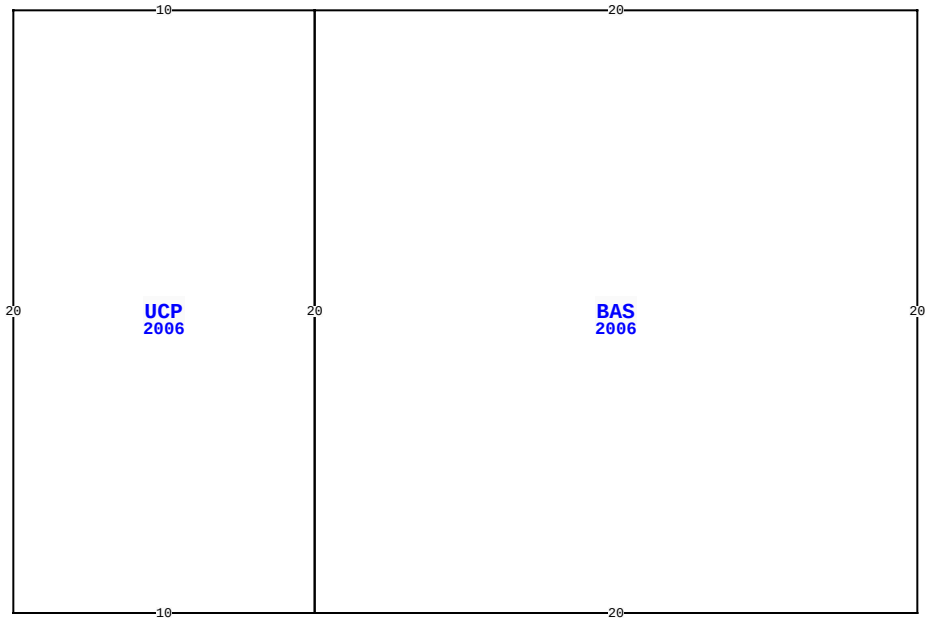
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	400	100	400	2,544
UCP	200	20	40	254
TOTALS	600		440	2,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	440	31.9000	11.16	4,910	1997	1997	0	0	0	43.00	57.00

3 GARAGE RES – 100% - 0 Heated Area: 400 HX Base Yr



45606 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		154,995
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		189,995
SOH/AGL Deduction		83,157
ASSESSED VALUE		106,838
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		51,838
TOTAL JUST VALUE		189,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/1902	6/28/2023	WD	U	I	11	100
GRANTOR: BRIGGS GREGORY A						
GRANTEE: BRIGGS GREGORY ALAN						
2097/0382	11/26/2013	WD	U	I	11	100
GRANTOR: HURST PATTI K						
GRANTEE: HURST PATTI K & GRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 UCP=[YR=2006] W10 S20 E10 N20 $ S20 E20 N20 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/30/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS