LOT 2
BELLAMY POINT OR 2251/722

SIMMONS JASON E
45504 MUSSLEWHITE RD
CALLAHAN, FL 32011

2023

04-2N-25-0211-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

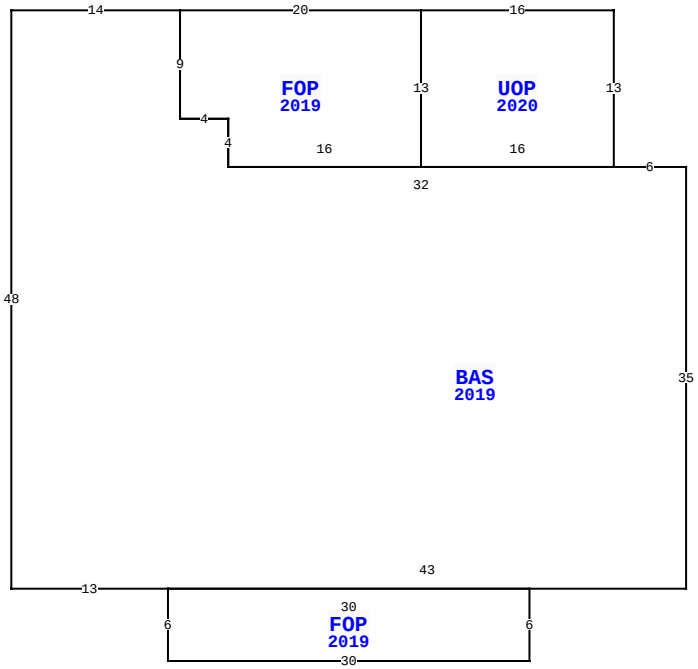
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,158	100	2,158	235,678
FOP	180	30	54	5,898
FOP	244	30	73	7,972
UOP	208	20	42	4,586
TOTALS	2,790		2,327	254,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,327	93.8448	111.44	259,321	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2158 HX Base Yr 2020



45504 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		254,135
TOTAL MARKET OB/XF VALUE		71,101
TOTAL LAND VALUE - MARKET		44,400
TOTAL MARKET VALUE		369,636
SOH/AGL Deduction		127,561
ASSESSED VALUE		242,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,075
TOTAL JUST VALUE		369,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005517	XFOB	14,000	06/25/2020
2002451	SWIM POOL	25,000	03/18/2020
19005143	CO ISSUED	0	10/29/2019
19005143	NEW CONSTR	276,680	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1290	3/07/2019	WD	Q	V	01	46,000

GRANTOR: BENNETTS PROPERTY SER

GRANTEE: SIMMONS JASON E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W6 UOP=[YR=2020] N13 W16 FOP=[YR=2019] W20 S9E4 S4 E16 N13$ S13 E16$ W32 N4 W4 N9 W14 S48 E13 FOP=[YR=2019] S6 E30 N6 W30$E43 N35$.

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	225.00	SF	6.50	6.50	100	2019	2019	3	99	1,448	
2	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2020	2020	3	95	31,654	
3	0855	CONC PAVER	0	100	0	0	1,208.00	SF	10.00	10.00	100	2020	2020	3	99	11,959	
4	0911	SCRN RM A	0	100	0	0	1,600.00	SF	17.50	17.50	100	2020	2020	3	93	26,040	

LAND DESCRIPTION

TOTAL OB/XF 71,101

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	1.11	AC		1.00	1.00	1.00	40,000.00	40,000.00	44,400							

REVIEW DATE 10/15/2020 BY KB Total Acres: 1.11 Total Land Value: 44,400 Market: 0 Agricultural: 0 Common: 44,400 PRINTED 08/02/2023 BY SYS