PT OF SECS 08-2N-25E,09-2N-25E
16-2N-25E & 17-2N-25E
IN OR 607/528

BRADDOCK LISSA K
45206 MUSSLEWHITE ROAD
CALLAHAN, FL 32011-3568

2023

08-2N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

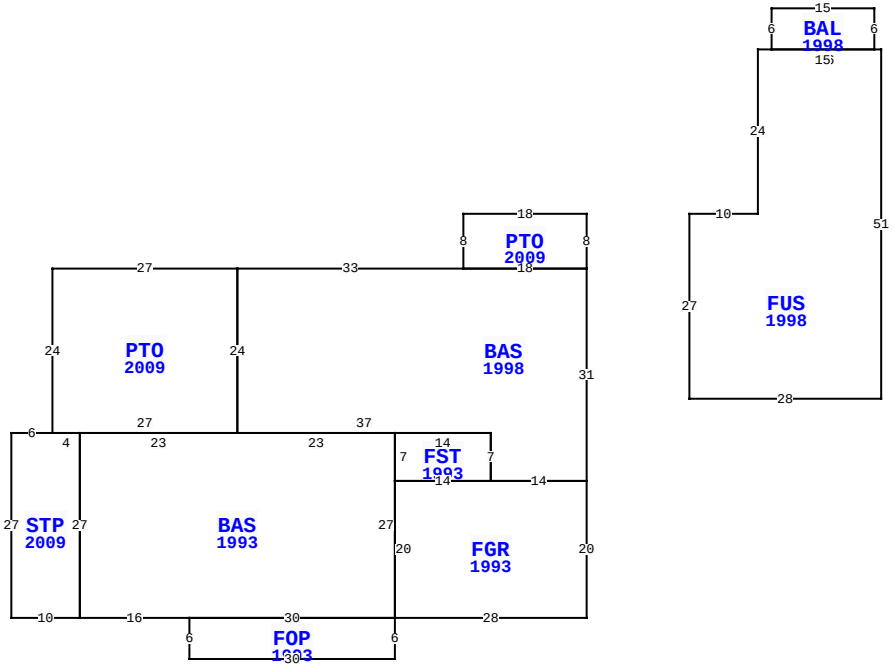
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	90	15	14	1,389
BAS	1,242	100	1,242	123,219
BAS	1,322	100	1,322	131,156
FGR	560	55	308	30,557
FOP	180	30	54	5,357
FST	98	55	54	5,357
FUS	1,188	100	1,188	117,861
PTO	144	5	7	694
PTO	648	5	32	3,175
STP	270	10	27	2,679
TOTALS	5,742		4,248	421,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,248	105.8640	125.71	534,016	1978	1996	0	0	0	21.08	78.92

1 SNGL FAM – 100% - 1999 Heated Area: 3752 HX Base Yr 1999



45206 MUSSLEWHITE RD, CALLAHAN

BLD DATE	05/11/2010 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		482,197
TOTAL MARKET OB/XF VALUE		111,639
TOTAL LAND VALUE - MARKET		178,425
TOTAL MARKET VALUE		772,261
SOH/AGL Deduction		244,548
ASSESSED VALUE		527,713
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		472,713
TOTAL JUST VALUE		772,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		618,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003406	REPAIR/RRF	14,350	04/25/2019
B1633079	SWIM POOL	51,000	09/01/2016
M951315	H/AC	0	09/01/1995
8719	ADDITION	0	03/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0607/0528	9/13/1990	WD	U	I	09	98,000

GRANTOR: CONTAINER CORP

GRANTEE: BRADDOCK RONALD & L

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W18 S8 BAS=[YR=1998] W33 PTO=[YR=2009] W27 S24 STP=[YR=2009] W6 S27 E10 N27W4 $ E27 N24 $ S24 BAS=[YR=1993] W23 S27 E16 FOP=[YR=1993] S6 E30 N6 FGR=[YR=1993] E28 N20 W14 FST=[YR=1993] N7 W14 S7 E14 $ W14 S20 $ W30 $ E30 N27 W23 $ E37 S7 E14 N31 W18 $ E18 N8 $ PTR= E15 FUS=[YR=1998] E10 N24 E2 BAL=[YR=1998] N6 E15 S6 W15 $ E16 S51 W28 N27 $ W15 $.

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	0812	CONCRETE C	0	100	0	0	2,916.00	SF	4.00	4.00	100	1993	1993	3	68	7,932	
2	0510	GARAGE WD-	0	100	29	15	435.00	SF	35.00	35.00	100	1975	1975	3	20	3,045	
3	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50	6.50	100	2000	2000	3	80	2,392	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
5	0861	POOL GUNIT	0	100	0	0	920.00	SF	85.00	85.00	100	2016	2016	3	84	65,688	
6	0855	CONC PAVER	0	100	0	0	1,600.00	SF	10.00	10.00	100	2016	2016	3	97	15,520	
7	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	100	2016	2016	3	84	7,661	
8	0510	GARAGE WD-	0	100	15	31	465.00	SF	24.85	24.85	100	1970	1970	3	20	2,311	
9	0681	POLE SHED	0	100	45	31	1,395.00	SF	15.00	15.00	100	1970	1970	3	20	4,185	

LAND DESCRIPTION

TOTAL OB/XF 111,639

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	0004	OR	0.00	0.00	7.93	AC		1.00	1.00	0.75	30,000.00	22,500.00	178,425							

REVIEW DATE 06/03/2021 BY KBA Total Acres: 7.93 Total Land Value: 178,425 Market: 0 Agricultural: 0 Common: 178,425 PRINTED 08/02/2023 BY SYS

PT OF SECS 08-2N-25E,09-2N-25E
16-2N-25E & 17-2N-25E
IN OR 607/528

BRADDOCK LISSA K
45206 MUSSLEWHITE ROAD
CALLAHAN, FL 32011-3568

2023

08-2N-25-0000-0004-0000

BUILDING CHARACTERISTICS

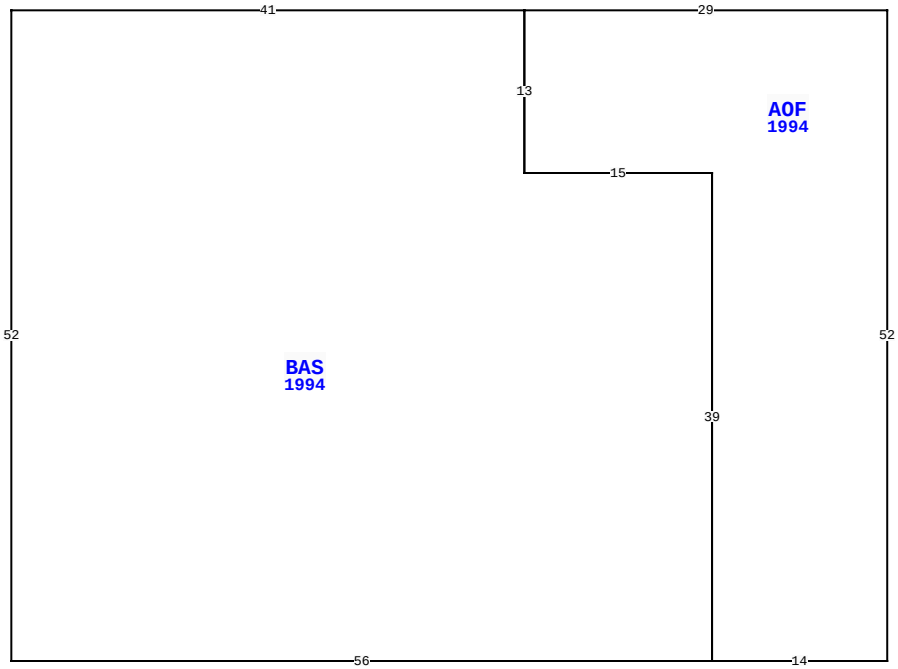
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 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
AOF	923	100	923	15,405
BAS	2,717	100	2,717	45,347
TOTALS	3,640		3,640	60,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	3,640	37.8216	33.38	121,503	1959	1959	0	0	0	50.00	50.00

2 SERV SHOP – 0% - 1999 Heated Area: 3640 HX Base Yr 1999



45206 MUSSLEWHITE RD, CALLAHAN

BLD DATE	05/11/2010 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		482,197
TOTAL MARKET OB/XF VALUE		111,639
TOTAL LAND VALUE - MARKET		178,425
TOTAL MARKET VALUE		772,261
SOH/AGL Deduction		244,548
ASSESSED VALUE		527,713
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		472,713
TOTAL JUST VALUE		772,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		618,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0607/0528	9/13/1990	WD	U	I	09	98,000

GRANTOR: CONTAINER CORP

GRANTEE: BRADDOCK RONALD & L

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1994] W29 BAS=[YR=1994] W41 S52 E56 N39 W15 N13$ S13 E15 S39 E14 N52$.

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 06/03/2021 BY KBA Total Acres: 7.93 Total Land Value: 178,425 Market: 0 Agricultural: 0 Common: 178,425 PRINTED 08/02/2023 BY SYS