



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	8600	COUNTY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	159,552
BAS	144	100	144	14,183
BAS	224	100	224	22,062
CAN	64	30	19	1,871
FST	432	55	238	23,440
TOTALS	2,484		2,245	221,108

EXTRA FEATURES		
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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
1	0510	GARAGE WD-	0	0	30	26		780.00	SF 22.75	100	1995	1995	3	24	4,259	
2	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1989	1989	3	68	2,380	
3	0940	SHEDS/PORT	0	0	8	12		96.00	SF 30.00	100	1970	1970	3	20	576	
4	0811	CONCRETE B	0	0	0	0		750.00	SF 5.20	100	1996	1996	3	73	2,847	
5	0812	CONCRETE C	0	0	0	0		1,854.00	SF 4.00	100	1999	1999	3	79	5,859	
6	1242	WD DECK A	0	0	26	5		130.00	SF 10.00	100	2002	2002	3	21	273	
7	0424	CL FNC 6'	0	0	0	0		150.00	LF 20.00	100	2001	2001	3	58	1,740	
8	0464	FNC GT 10'	0	0	0	0		4.00	UT 350.00	100	2001	2001	3	58	812	
9	0972	ST LGHT UN	0	0	0	0		1.00	UT 2,530.00	100	2002	2002	3	61	1,543	
10	0811	CONCRETE B	0	0	0	0		691.00	SF 5.20	100	2004	2004	3	86	3,090	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	008600	C	COUNTY	0	

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE 1&2	-	0%	-	0								1701	01	2,245	96.3340	136.79	307,094	1989	1995	0	0	0	28.00	72.00
Heated Area: 1988													HX Base Yr												
FST 2002													BAS 1993												
BAS 1994													CAN 1994												
BAS 1994																									

45195 MUSSLEWHITE RD, CALLAHAN	BLD DATE 11/16/2022	HS	LGL DATE	12/31/2020	KK	AG DATE	12/31/2020	KK
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NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			287,500	
TOTAL MARKET OB/XF VALUE			34,114	
TOTAL LAND VALUE - MARKET			117,300	
TOTAL MARKET VALUE			438,914	
SOH/AGL Deduction			149,989	
ASSESSED VALUE			288,925	
TOTAL EXEMPTION VALUE	03		288,925	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			438,914	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			309,418	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017920	ADDITION	6,000	12/29/2021
20001473	REMODEL	1,500	03/09/2020
B1531594	XFOB-LEAN TO	19,061	12/01/2015
B20615	ADDITION	6,002	10/01/2007
E14266	ELEC OTHER	600	02/01/2005
B14271	GARAGE	34,150	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0975/1154	3/14/2001	WD U	I		03	260,000
GRANTOR: THOMPSON JOHN W & PEG						
GRANTEE: BOARD OF COUNTY COM						
0460/0802	7/01/1985	WD Q	V			16,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FST=[YR=2002] W54 S8 BAS=[YR=1993] S30 BAS=[YR=1994] S8 E28		
CAN=[YR=1994] E8 BAS=[YR=1994] E18 N8 W18 S8\$ N8 W8 S8\$ N8		
W28\$ E54 N30 W54\$ E54 N8\$.		



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 8600 COUNTY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100	2,800	61,393
CAN	35	30	10	220
CAN	35	30	10	220
FCP	640	30	192	4,210
PTO	320	5	16	351

TOTALS 3,830 3,028 66,392

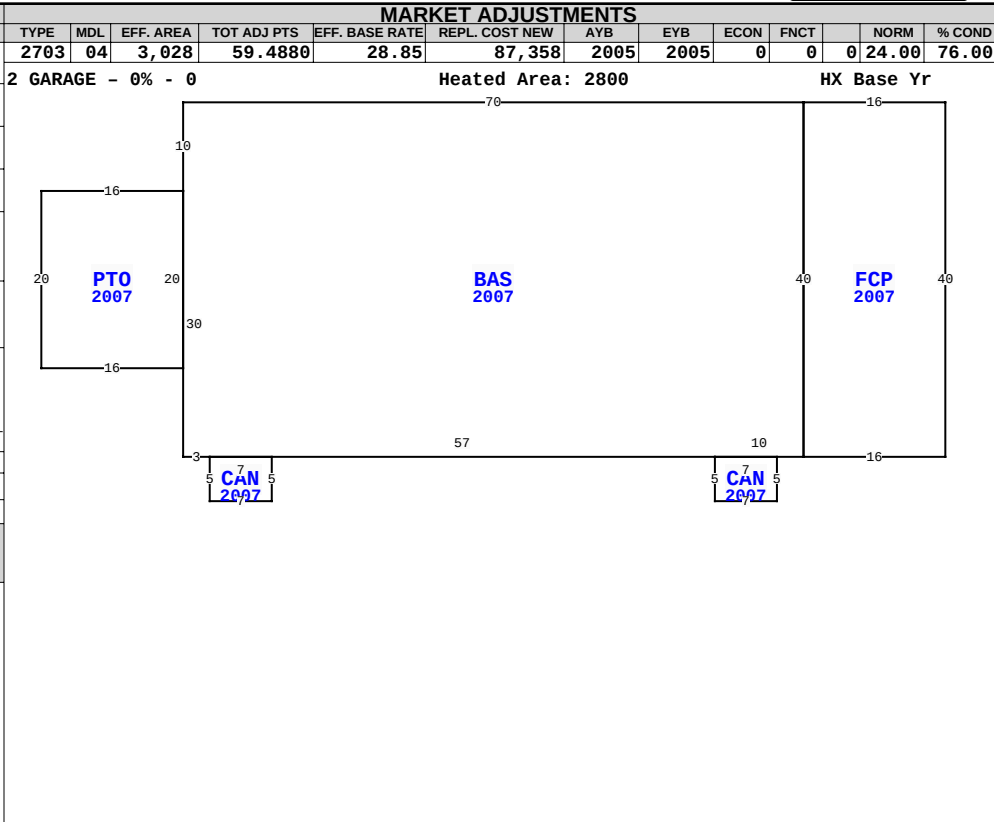
EXTRA FEATURES

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
11	6000	ROLLUP DR	0	0	10	12		1.00	UT 0.00	0.00	100	2005	2005	3	27	0
12	0510	GARAGE WD-	0	0	36	22		432.00	SF 35.00	35.00	100	2012	2012	3	71	10,735

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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REVIEW DATE 11/16/2022 BY HS



45195 MUSSLEWHITE RD, CALLAHAN

BLD DATE	11/16/2022	HS	LGL DATE	
XF DATE	12/31/2020	KK	LAND DATE	12/31/2020
INC DATE			AG DATE	KK

NASSAU COUNTY PROPERTY PAGE 2 of 2 6

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TOTAL EXEMPTION VALUE	03	288,925
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		438,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8873	NEW CONSTR	0	11/01/2001
E97	CHNGE SRVC	0	12/01/1997
2983	H/AC	3,325	04/18/1989
4016	NEW CONSTR	48,840	04/14/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0975/1154	3/14/2001	WD	U	I	03

GRANTOR: THOMPSON JOHN W & PEG
GRANTEE: BOARD OF COUNTY COM
0460/0802 7/01/1985 WD Q V 16,500
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2007] W16 BAS=[YR=2007] W70 S10 PTO=[YR=2007] W16
S20 E16 N20\$ S30 E3 CAN=[YR=2007] S5 E7 N5 W7\$ E57
CAN=[YR=2007] S5 E7 N5 W7\$ E10 N40\$ S40 E16 N40\$.

Total Acres: 3.91 Total Land Value: 117,300 Market: 0 Agricultural: 0 Common: 117,300 PRINTED 08/02/2023 BY SYS