IN OR 975/1168

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

08-2N-25-0000-0004-0030

BUILDING CHARACTERISTICS

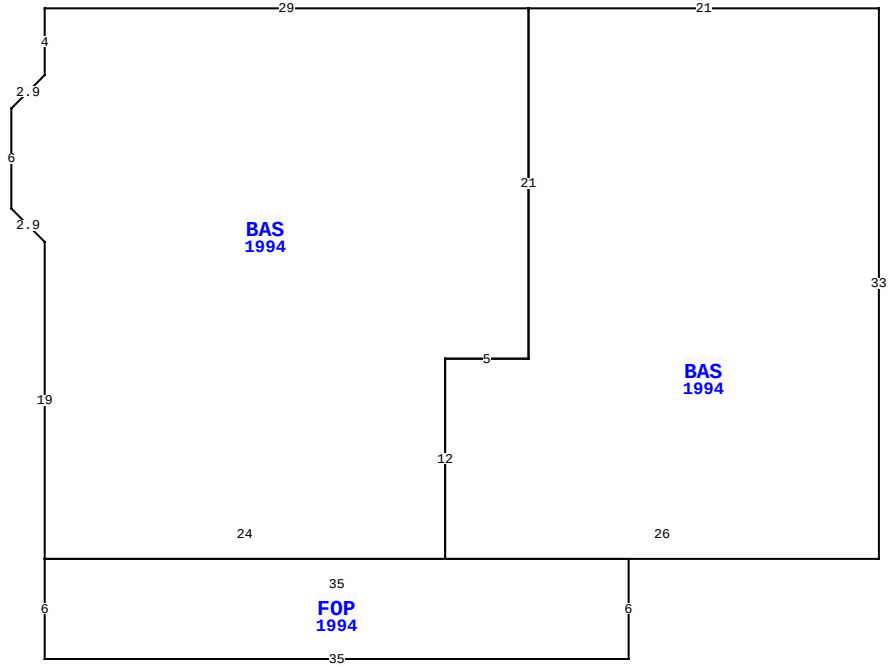
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 60
Interior Floo	03	CONC FINSH 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	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	753	100	753	82,391
BAS	913	100	913	99,898
FOP	210	30	63	6,893
TOTALS	1,876		1,729	189,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	01	1,729	89.6000	127.23	219,981	1994	2004	0	0	0	14.00	86.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 1666 HX Base Yr



45205 MUSSLEWHITE RD, CALLAHAN

BLD DATE	03/04/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		189,184
TOTAL MARKET OB/XF VALUE		27,929
TOTAL LAND VALUE - MARKET		94,150
TOTAL MARKET VALUE		311,263
SOH/AGL Deduction		112,141
ASSESSED VALUE		199,122
TOTAL EXEMPTION VALUE	03	199,122
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		311,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1319076	H/AC	0	12/01/2013
B19762	DEMOLITION	0	01/01/2007
B941007	NEW CONSTR	80,810	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0975/1168	3/14/2001	WD	Q	I		191,000
GRANTOR: MUMFORD HARRY J & MEL						
GRANTEE: BOARD OF COUNTY COM						
0722/1266	1/25/1995	WD	U	V	07	100
GRANTOR: THOMPSON JOHN & PEGGI						
GRANTEE: MUMFORD HARRY & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W21 BAS=[YR=1994] W29 S4 L2 D2 S6 D2 R2 S19 FOP=[YR=1994] S6 E35 N6 W35$ E24 N12 E5 N21$ S21 W5 S12 E26 N33 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0812	CONCRETE C	0	0	0	0	2,706.00	SF	4.00	4.00	100	1997	1997	3	75	8,118	
3	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	1996	1996	3	20	288	
4	0424	CL FNC 6'	0	0	0	0	380.00	LF	20.00	20.00	100	2001	2001	3	58	4,408	
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2001	2001	3	58	406	
6	0424	CL FNC 6'	0	0	0	0	880.00	LF	20.00	20.00	100	2001	2001	3	58	10,208	
7	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2001	2001	3	58	406	
8	9001	CONTANR 40	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	1995	1995	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 27,929

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	008600	C	COUNTY	0	0006	OR	0.00	0.00	2.69	AC		1.00	1.00	1.00	35,000.00	35,000.00	94,150							

REVIEW DATE 06/03/2021 BY KBA Total Acres: 2.69 Total Land Value: 94,150 Market: 0 Agricultural: 0 Common: 94,150 PRINTED 08/02/2023 BY SYS