LOT 1
MUSSLEWHITE ESTATES
OR 2288/1491

HYGEMA ETHAN LUKE & TALLI LEE ANN
45228 MUSSLEWHITE RD
CALLAHAN, FL 32011

2023

09-2N-25-0377-0001-0000

BUILDING CHARACTERISTICS

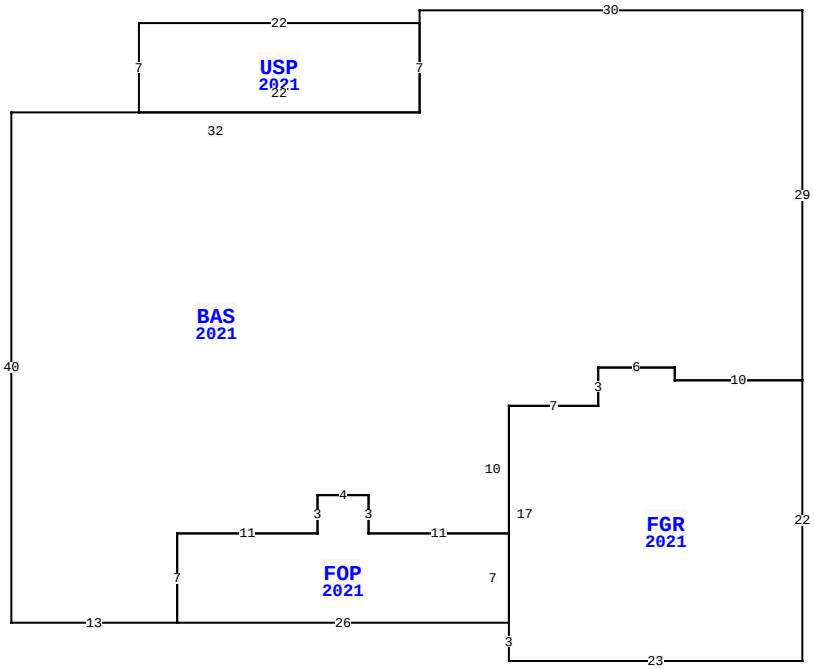
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,097	100	2,097	261,220
FGR	498	55	274	34,132
FOP	194	30	58	7,225
USP	154	30	46	5,730
TOTALS	2,943		2,475	308,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,475	105.6960	125.51	310,637	2021	2021	0	0	0	0.75	99.25

1 SNGL FAM – 0% - 0 Heated Area: 2097 HX Base Yr



45228 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	317,180
TOTAL MARKET OB/XF VALUE	3,286
TOTAL LAND VALUE - MARKET	79,130
TOTAL MARKET VALUE	399,596
SOH/AGL Deduction	47,247
ASSESSED VALUE	352,349
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,349
TOTAL JUST VALUE	399,596
NCON VALUE	8,873
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002961	ADDITION	26,347	02/23/2022
21012570	ADDITION	4,512	09/20/2021
20004322	CO ISSUED	0	02/09/2021
20004322	NEW CONSTR	275,522	05/20/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/1436	3/17/2020	WD	Q	V	01	85,000

GRANTOR: BENNETTS PROPERTY SER

GRANTEE: HYGEMA ETHAN LUKE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S1 USP=[YR=2021] W22 S7 E22 N7$ S7 W32 S40 E13 FOP=[YR=2021] E26 FGR=[YR=2021] S3 E23 N22 W10 N1 W6 S3 W7 S17$ N7 W11 N3 W4 S3 W11 S7$ N7 E11 N3 E4 S3 E11 N10 E7 N3 E6 S1 E10 N29$.

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	0811	CONCRETE B	0	0	0	0	632.00	SF	5.20	5.20	100	2021	2021	3	100	3,286	

LAND DESCRIPTION

TOTAL OB/XF 3,286

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	0		OR	0.00	0.00	1.94	AC		1.00	1.00	1.00	40,000.00	40,000.00	77,600							
2	009630	C	SWAMP	0		OR	0.00	0.00	3.06	AC		1.00	1.00	1.00	500.00	500.00	1,530							

REVIEW DATE 06/16/2022 BY TWWW Total Acres: 5.00 Total Land Value: 79,130 Market: 0 Agricultural: 0 Common: 79,130 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

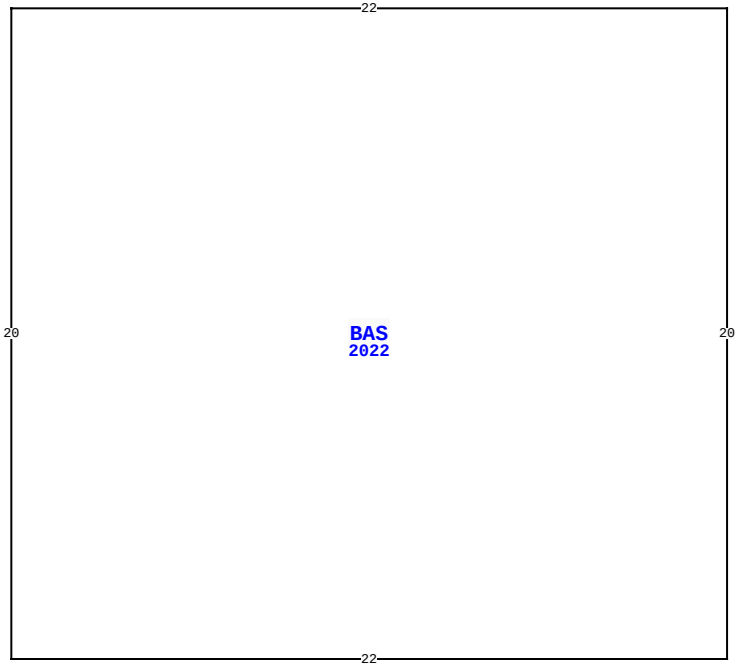
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	440	8,873
TOTALS	440		440	8,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	440	58.1900	20.37	8,963	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 0 Heated Area: 440 HX Base Yr



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BAS=[YR=2022] W22 S20 E22 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 06/16/2022 BY TWWW Total Acres: 5.00 Total Land Value: 79,130 Market: 0 Agricultural: 0 Common: 79,130 PRINTED 08/02/2023 BY SYS