

PT LOT 8 IN OR 2430/649
 MUSSLEWHITE ESTATES
 OR 2288/1491

WHALEY DUSTIN C & TAYLOR L
 55574 DEER RUN RD
 CALLAHAN, FL 32011

2023

09-2N-25-0377-0008-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 40,000 TOTAL MARKET VALUE 40,000 SOH/AGL Deduction 0 ASSESSED VALUE 40,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 40,000 TOTAL JUST VALUE 40,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 40,000											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM		MKT AREA 08																													
NEIGHBORHOOD/LOC		8026.00																		SALES DATA OFF RECORD Number DATE TYPE Q U V I RSN CD SALE PRICE 2430/0649 2/01/2021 WD Q V 01 53,500 GRANTOR: BENNETTS PROPERTY SER GRANTEE: WHALEY DUSTIN C & T 2430/0163 2/01/2021 QC U V 11 100 GRANTOR: BENNETTS PROPERTY SER GRANTEE: BENNETTS PROPERTY S											
TOTALS																				BUILDING NOTES BUILDING DIMENSIONS											
EXTRA FEATURES		45294 MUSSLEWHITE RD, CALLAHAN																													
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	DPHT 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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000														
REVIEW DATE 02/05/2021 BY KBA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																															