

LOT 10
MUSSLEWHITE ESTATES
OR 2288/1491

DEL MAR KEITH J & CHAKA E
45310 MUSSLEWHITE RD
CALLAHAN, FL 32011

2023

09-2N-25-0377-0010-0000



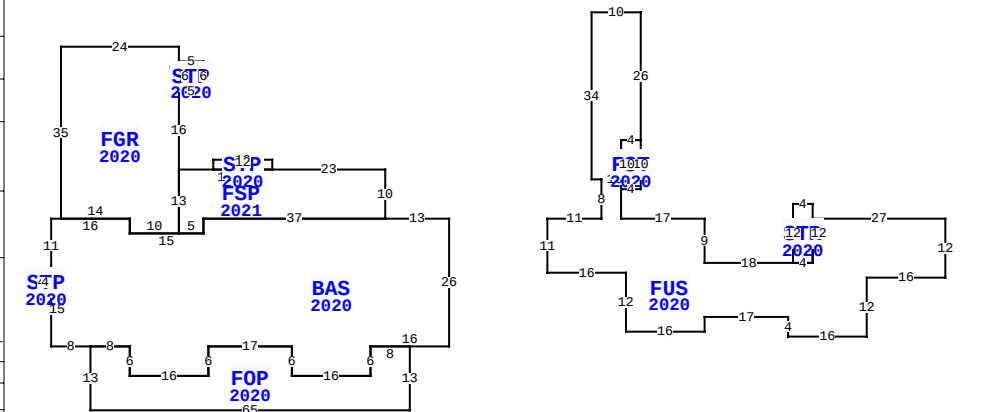
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,253	100	2,253	272,883
FGR	870	55	478	57,895
FOP	653	30	196	23,740
FSP	435	40	174	21,075
FST	40	55	22	2,665
FUS	1,602	100	1,602	194,034
STP	8	10	1	121
STP	24	10	2	242
STP	30	10	3	363
STR	48	10	5	606
TOTALS	5,963		4,736	573,624

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,655.00	SF 4.00	4.00
3	0862	POOL VINYL	0	100	0	0	808.00	SF 50.00	50.00
4	0845	KOOL DECK	0	100	0	0	1,296.00	SF 7.25	7.25

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,736	101.9960	121.12	573,624	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022 Heated Area: 3855 HX Base Yr 2022											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
62,967											

LAND DESCRIPTION										TOTAL OB/XF										62,967									
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					
1	005000	C	RURAL HOME	100		OR	0.00	0.00	5.12	AC		1.00	1.00	1.00	16,000.00	16,000.00	81,920												
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	12.20	AC		1.00	1.00	1.00	175.00	175.00	2,135												
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	6.51	AC		1.00	1.00	1.00	16,000.00	16,000.00	104,160												
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	5.69	AC		1.00	1.00	1.00	16,000.00	16,000.00	91,040												
REVIEW DATE		11/05/2021		BY	KB		Total Acres: 17.32			Total Land Value: 84,055			Market: 195,200			Agricultural: 2,135			Common: 81,920			PRINTED 08/02/2023 BY SYS							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		600,482	
TOTAL MARKET OB/XF VALUE		62,967	
TOTAL LAND VALUE - MARKET		277,120	
TOTAL MARKET VALUE		747,504	
SOH/AGL Deduction		193,878	
ASSESSED VALUE		553,626	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		503,626	
TOTAL JUST VALUE		940,569	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		533,841	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008047	CO ISSUED	0	06/01/2021
21001355	GARAGE	68,800	02/05/2021
20008047	NEW CONSTR	457,983	09/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/1071	5/14/2020	WD	Q	V	01	165,000

GRANTOR: BENNETTS PROPERTY SER									
GRANTEE: DEL MAR KEITH J & C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W13 FSP=[YR=2021] N10 W23 STP=[YR=2020] N2 W12 S2 E12\$ W19 FGR=[YR=2020] N16 STP=[YR=2020] E5 N6 W5 S6\$ N9 W24 S35 E14 S3 E10 N13\$ S13 E5 N3 E37\$ W37 S3 W15 N3 W16 S11 STP=[YR=2020] W2 S4 E2 N4\$ S15 E8 FOP=[YR=2020] S13 E65 N13 W8 S6 W16 N6 W17 S6 W16 N6 W8\$ E8 S6 E16 N6 E17 S6 E16 N6 E16 N26\$ PTR= E20 FUS=[YR=2020] E11 N8 W2 N34 E10 S26 FST=[YR=2020] S10 W4 N10 E4\$W4 S16E17 S9 E18 STR=[YR=2020] N12 E4 S12 W4\$ E4 N9 E27 S12 W16 S12 W16 N4 W17 S3 W16 N12 W16 N11\$ W20\$.									

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