IN OR 770 PG 493

JOHNSTON PEGGY L
45088 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

**2023**

**17-2N-25-0000-0003-0060**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6000 | PASTURELAND 1 | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

MUSSLEWHITE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 6,000 |
| TOTAL LAND VALUE - MARKET | 83,200 |
| TOTAL MARKET VALUE | 8,288 |
| SOH/AGL Deduction | 3,303 |
| ASSESSED VALUE | 4,985 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,985 |
| TOTAL JUST VALUE | 89,200 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,452 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH951112 | MH MOVE-ON | 0 | 12/01/1995 |
| 6152 | XFOB | 4,460 | 12/05/1989 |
| 7994 | MH MOVE-ON | 20,000 | 12/05/1989 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0770/0493 | 9/05/1996 | WD | Q | I | | 24,000 |
| GRANTOR: REWIS CHARLES W & LOL | | | | | | |
| GRANTEE: JOHNSTON GARY L & P | | | | | | |
| 0316/0522 | 6/01/1980 | WD | Q | V | | 15,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

## 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 | 0200 | BARN WD 0- | 0 | 0 | 30 | 40 | 1,200.00 | SF | 20.00 | 20.00 | 100 | 1996 | 1996 | 3 | 25 | 6,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,000

| 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 | 006000 | A | PAST1/HAY | 0 | | OR | 0.00 | 0.00 | 5.20 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 2,288 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 5.20 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 83,200 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.20 Total Land Value: 2,288 Market: 83,200 Agricultural: 2,288 Common: 0 PRINTED 08/02/2023 BY SYS