

JOHNSTON PEGGY
45088 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2023

17-ZK-ZS-0000-0003-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
Exterior Wall	30	VINYL 100	0800	02	1,800	128.0400	89.63	161,334	2015	2015	0	0	15.00	85.00										
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1996																					
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floo	14	CARPET 60																						
Interior Floo	08	SHT VINYL 40																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		2 100																						
Frame	02	WOOD FRAME 100																						
Stories Units	1.	1. 100 0 100																						
BUD8 Adjustme	06	DIST 1D 100																						
Quality	04	Quality Level 04																						
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																				
BAS	1,800	100	1,800	137,134																				
TOTALS		1,800		1,800	137,134																			
EXTRA FEATURES		45088 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								
1	0680	POLE SHED	0 100	38	20	760.00	SF	5.00	5.00	100	2000	2000	3	29	1,102									
2	0810	CONCRETE A	0 100	0	0	528.00	SF	6.50	6.50	100	2000	2000	3	80	2,746									
LAND DESCRIPTION																								
TOTAL OB/XF 3,848																								
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
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006005	A	PAST/GRAZE	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	64,000							
REVIEW DATE 06/03/2021 BY KBA Total Acres: 5.00 Total Land Value: 36,760 Market: 64,000 Agricultural: 1,760 Common: 35,000 PRINTED 08/02/2023 BY SYS																								

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 6												Tax Dist:	
BUILDING MARKET VALUE 141,502													
TOTAL MARKET OB/XF VALUE 3,848													
TOTAL LAND VALUE - MARKET 99,000													
TOTAL MARKET VALUE 182,110													
SOH/AGL Deduction 81,642													
ASSESSED VALUE 100,468													
TOTAL EXEMPTION VALUE HX HB WX 55,000													
BASE TAXABLE VALUE 45,468													
TOTAL JUST VALUE 244,350													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												143,729	
PERMIT NUM				DESCRIPTION				AMT				ISSUED	
MHU5653				CO ISSUED				0				08/05/2015	
MH5653				MH MOVE-ON				0				06/01/2015	
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U / I /	V I /	RSN CD	SALE PRICE					
0744/1925		11/28/1995		WD	Q	I		56,000					
GRANTOR:REWIS MARY E													
GRANTEE: JOHNSTON GARY L													
0316/0530		6/01/1980		WD	Q	V		15,000					
GRANTOR:													
GRANTEE:													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2015] W60 S30 E60 N30\$.													

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