IN OR 2636/918
(EX 3-18 & 3-19)

NIDEFSKE ROBERT J L/E/
45108 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2023

17-2N-25-0000-0003-0080

BUILDING CHARACTERISTICS

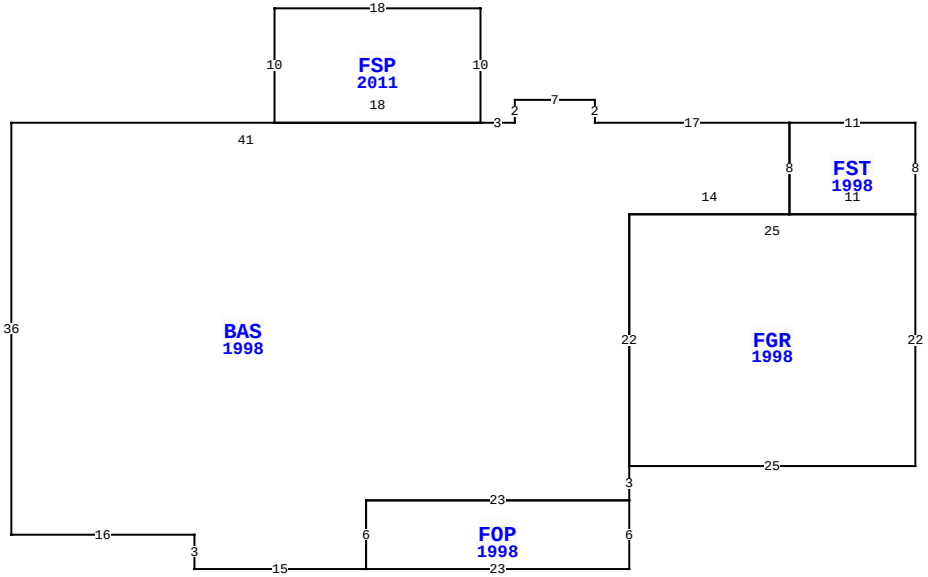
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,046	100	2,046	196,377
FGR	550	55	302	28,987
FOP	138	30	41	3,935
FSP	180	40	72	6,911
FST	88	55	48	4,607
TOTALS	3,002		2,509	240,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,509	91.5840	108.76	272,879	1998	1998	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 1999 Heated Area: 2046 HX Base Yr 1999



45108 MUSSLEWHITE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		240,816
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		339,721
SOH/AGL Deduction		172,486
ASSESSED VALUE		167,235
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,235
TOTAL JUST VALUE		339,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,020

PERMIT: MODULAR ROOF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2304497	METAL ROOF	18,500	04/05/2023
B974015	NEW CONSTR	120,000	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2636/918	5/01/2023	LE	U	I	11	100
GRANTOR: NIDEFSKE ROBERT J						
GRANTEE: NIDEFSKE ROBERT J J						
0771/1640	9/24/1996	WD	Q	V		30,000
GRANTOR: REWIS MARY E						
GRANTEE: NIDEFSKE ROBERT & B						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1998] W11 BAS=[YR=1998] W17 N2 W7 S2 W3 FSP=[YR=2011] N10 W18 S10 E18 $ W41 S36 E16 S3 E15 FOP=[YR=1998] E23 N6 W23 S6 $ N6 E23 N3 FGR=[YR=1998] E25 N22 W25 S22 $ N22 E14 N8 $ S8 E11 N8 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	100	0006	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,000							

REVIEW DATE 07/25/2017 BY BLDG Total Acres: 6.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS