LOT 2
IN OR 2079/1460
ESMT PT OR 1178/182

**NELSON ROY**
45020 MUSSLEWHITE RD
CALLAHAN, FL 32011

**2023**

**17-2N-25-3010-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

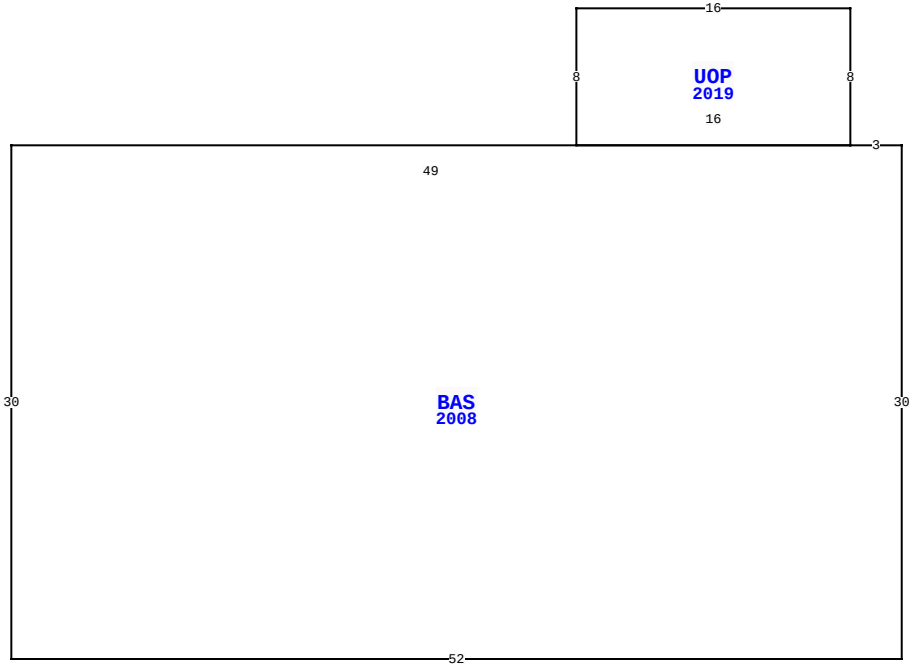
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,560 | 100 | 1,560 | 78,571 |
| UOP | 128 | 25 | 32 | 1,612 |
| TOTALS | 1,688 | | 1,592 | 80,183 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,592 | 128.4800 | 89.94 | 143,184 | 2004 | 2004 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 100% - 2019 Heated Area: 1560 HX Base Yr 2019




45020 MUSSLEWHITE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 80,183 |
| TOTAL MARKET OB/XF VALUE | | 1,381 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 126,564 |
| SOH/AGL Deduction | | 56,287 |
| ASSESSED VALUE | | 70,277 |
| TOTAL EXEMPTION VALUE | HX HB | 45,277 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 126,564 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 105,226 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4365 | MH MOVE-ON | 0 | 04/01/2004 |
| W216 | XFOB | 0 | 12/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2079/1460 | 10/25/2016 | WD | Q | I | 01 | 72,000 |
| GRANTOR: HOMES HQ LLC | | | | | | |
| GRANTEE: NELSON ROY | | | | | | |
| 2033/1276 | 3/14/2016 | CT | U | I | 18 | 27,400 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: HOMES HQ LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W3 UOP=[YR=2019] N8 W16 S8 E16$ W49 S30 E52 N30$.

## 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 | 1242 | WD DECK A | 0 | 100 | 18 | 12 | 216.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 583 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 16 | 128.00 | SF | 20.10 | 20.10 | 100 | 2006 | 2006 | 3 | 31 | 798 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,381

| 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 | 000102 | C | SFR/MH | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 12/03/2019 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS