PT LOTS 54,61 & 62 & PT
NE1/4 OF SEC 33-2N-25E IN
OR 181/63,OR 220/288,

MUSIC DARLENE R
45175 MUSIC LN
CALLAHAN, FL 32011

2023

28-2N-25-3060-0054-0040

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

OFF MUSIC LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/15/2015 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	34,602
TOTAL LAND VALUE - MARKET	76,200
TOTAL MARKET VALUE	38,075
SOH/AGL Deduction	14,067
ASSESSED VALUE	24,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,008
TOTAL JUST VALUE	110,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0458/0698	6/12/1985	WD	U	V	01	100
GRANTOR: MUSIC JAMES T & LOIS						
GRANTEE: MUSIC STUART T & DA						
0342/0347	7/30/1981	WD	U	V	01	100
GRANTOR: MUSIC JAMES T & LOIS						
GRANTEE: MUSIC STUART T & DA						

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	0680	POLE SHED	0	0	36	20	720.00	SF	10.00	10.00	100	1985	1985	3	20	1,440	
2	0681	POLE SHED	0	0	28	20	560.00	SF	15.00	15.00	100	1985	1985	3	20	1,680	
3	0810	CONCRETE A	0	0	0	0	299.00	SF	6.50	6.50	100	1990	1990	3	62	1,205	
4	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1985	1985	3	20	720	
5	0351	CARPORT MT	0	0	84	18	1,512.00	SF	10.00	10.00	100	1988	1988	3	20	3,024	
6	0681	POLE SHED	0	0	0	0	1,488.00	SF	15.00	15.00	100	1985	1985	3	20	4,464	
7	0510	GARAGE WD-	0	0	40	25	1,000.00	SF	35.00	35.00	100	2004	2004	3	40	14,000	
8	0940	SHEDS/PORT	0	0	14	24	336.00	SF	30.00	30.00	100	2004	2004	3	24	2,419	
9	0351	CARPORT MT	0	0	25	20	500.00	SF	10.00	10.00	100	2013	2013	3	65	3,250	
10	0351	CARPORT MT	0	0	40	25	1,000.00	SF	10.00	10.00	100	2004	2004	3	24	2,400	

TOTAL OB/XF 34,602

LAND DESCRIPTION

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	5.62	AC		1.00	1.00	1.00	440.00	440.00	2,473							
2	005010	A	SVCE ACRGE	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	7.62	AC		1.00	1.00	1.00	10,000.00	10,000.00	76,200							

REVIEW DATE 07/09/2020 BY KBA Total Acres: 7.62 Total Land Value: 3,473 Market: 76,200 Agricultural: 3,473 Common: 0 PRINTED 08/02/2023 BY SYS