PT OF LOTS 55 & 60
IN OR 1527/690
EAST CALLAHAN S/D PBK 1/35

WHITLEY DARLENE MUSIC
45175 MUSIC LANE
CALLAHAN, FL 32011

2023

28-2N-25-3060-0055-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

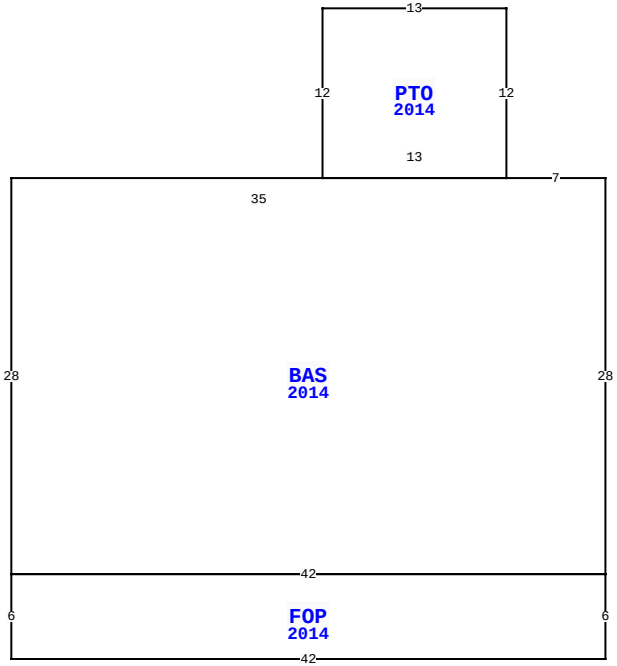
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	146,463
FOP	252	30	76	9,466
PTO	156	5	8	996
TOTALS	1,584		1,260	156,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,260	143.0000	129.06	162,616	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1176 HX Base Yr 2016



45175 MUSIC LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		156,924
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,800
TOTAL MARKET VALUE		187,724
SOH/AGL Deduction		88,285
ASSESSED VALUE		99,439
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,439
TOTAL JUST VALUE		187,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429054	NEW CONSTR	135,054	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1527/0690	9/26/2007	WD	U	V	01	100
GRANTOR: DAVIS ROBERT J						
GRANTEE: MUSIC STUART & DARL						
1515/0849	7/27/2007	WD	U	V	06	1,000
GRANTOR: CHAPPELL CYNTHIA A						
GRANTEE: MUSIC STUART & DARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W7 PTO=[YR=2014] N12 W13 S12 E13$ W35 S28
FOP=[YR=2014] S6 E42 N6 W42$ E42 N28$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100		OR	0.00	0.00	0.88	AC		1.00	1.00	1.00	35,000.00	35,000.00	30,800							

REVIEW DATE 06/04/2020 BY KBA Total Acres: 0.88 Total Land Value: 30,800 Market: 0 Agricultural: 0 Common: 30,800 PRINTED 08/02/2023 BY SYS