

PT S1/2 OF SW1/4 OF
SEC 34-3N-25E IN OR 1661/1777
(EX ESMT IN OR 1772/1367)

MADDOX JASON B
45730 MUSSLEWHITE RD
CALLAHAN, FL 32011

2023

34-3N-25-0000-0005-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	03	MASONRY 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	05
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NEIGHBORHOOD/LOC	5001.00
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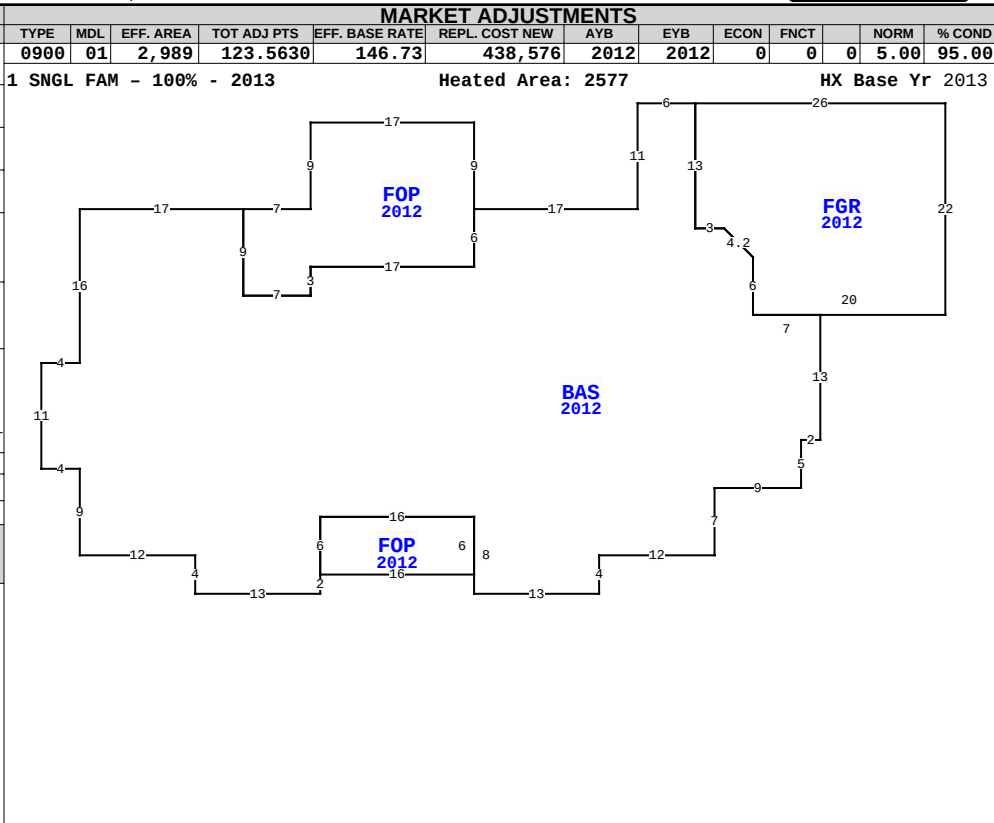
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,577	100	2,577	359,217
FGR	523	55	288	40,145
FOP	96	30	29	4,042
FOP	318	30	95	13,242

TOTALS	3,514		2,989	416,647
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00		
2	0350	CARPORT WD	0	100	10	35	350.00	SF	13.00		
3	0811	CONCRETE B	0	100	0	0	1,200.00	SF	5.20		
4	0861	POOL GUNIT	0	100	0	0	538.00	SF	85.00		
5	0855	CONC PAVER	0	100	0	0	500.00	SF	10.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	13.22	AC	

REVIEW DATE	01/14/2021	BY	KWA
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45730 MUSSLEWHITE RD, CALLAHAN

45730 MUSSLEWHITE RD, CALLAHAN				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
840.00	SF	35.00	35.00	100	2014	2014	3	78	22,932	
350.00	SF	13.00	13.00	100	2014	2014	3	70	3,185	
1,200.00	SF	5.20	5.20	100	2014	2014	3	95	5,928	
538.00	SF	85.00	85.00	100	2016	2016	3	84	38,413	
500.00	SF	10.00	10.00	100	2016	2016	3	97	4,850	

TOTAL OB/XF												75,308	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
06	OR	0.00	0.00	13.22	AC		1.00	1.00	1.00	15,000.00	15,000.00	1	

Market: 0	Agricultural: 0	Common: 198,300
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											

VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	416,647										
TOTAL MARKET OB/XF VALUE	75,308										
TOTAL LAND VALUE - MARKET	198,300										
TOTAL MARKET VALUE	690,255										
SOH/AGL Deduction	345,301										
ASSESSED VALUE	344,954										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	294,954										
TOTAL JUST VALUE	690,255										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	409,615										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632323	SWIM POOL	35,000	05/01/2016
B1226481	GARAGE	40,429	10/03/2012
B25332	CO ISSUED	0	09/14/2012
E24626	NEW CONSTR	0	02/01/2012
R12828	REPAIR/RRF	19,080	02/01/2012
M16816	H/AC	0	01/01/2012

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BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2012] W26 BAS=[YR=2012] W6 S11 W17 FOP=[YR=2012] N9 W17 S9 W7 S9 E7 N3 E17 N6\$ S6 W17 S3 W7 N9 W17 S16 W4 S11 E4 S9 E12 S4 E13 N2 FOP=[YR=2012] E16 N6 W16 S6\$ N6 E16 S8 E13 N4 E12 N7 E9 N5 E2 N13 W7 N6 U3 L3 W3 N13\$ S13 E3 D3 R3 S6 E20 N22\$.											

OTHER ADJUSTMENTS AND NOTES											

PRINTED 08/02/2023 BY SYS
