

PT SE1/4 OF SW1/4 OF
SEC 34-3N-25E IN OR 1372/1146
(EX ESMT IN OR 1442/1905)

DAVISON ROBIN & BLAIR
45726 MUSSLEWHITE ROAD
CALLAHAN, FL 32011-3543

2023

34-3N-25-0000-0005-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 05
NEIGHBORHOOD/LOC	5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	891	100	891	117,465
BAS	2,388	100	2,388	314,820
FGR	1,053	55	579	76,332
FOP	42	30	13	1,714
FOP	522	30	157	20,698
FOP	580	30	174	22,939
FUS	1,432	100	1,432	188,787
PTO	78	5	4	528
PTO	1,020	5	51	6,723
STR	10	10	1	132
TOTALS	8,064		5,695	750,796

** This building has 11 Sub-Areas

45726 MUSSLEWHITE RD, CALLAHAN

BLD DATE 11/20/2007 KW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/19/2023 MLU

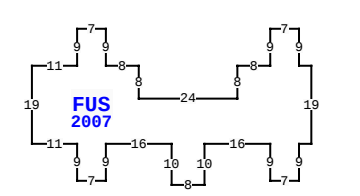
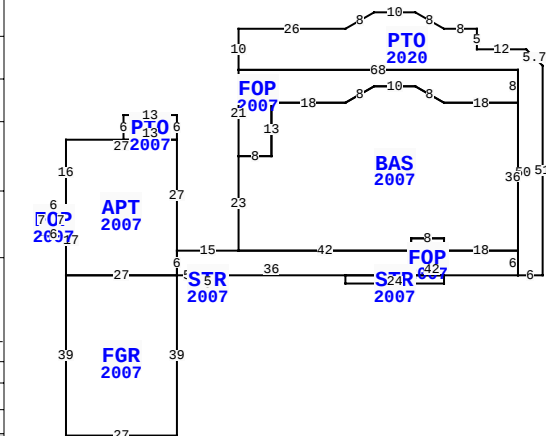
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	6,125.00	6,125.00	100	2007	2007	3	92	5,635	
3	0811	CONCRETE B	0 100	26	36	936.00	SF	5.20	5.20	100	2007	2007	3	89	4,332	
4	0810	CONCRETE A	0 100	20	22	440.00	SF	6.50	6.50	100	2007	2007	3	89	2,545	
5	0810	CONCRETE A	0 100	0	0	126.00	SF	6.50	6.50	100	2020	2020	3	99	811	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	0006

REVIEW DATE 06/30/2020 BY KB Total Acres: 6.50 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0900 01 5,695 119.5005 141.91 808,177 2007 2007 0 0 7.10 92.90
1 SNGL FAM - 100% - 2008 Heated Area: 4711 HX Base Yr 2008



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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		769,465
TOTAL MARKET OB/XF VALUE		16,543
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		890,008
SOH/AGL Deduction		364,957
ASSESSED VALUE		525,051
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		475,051
TOTAL JUST VALUE		890,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		716,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003131	GARAGE	47,334	04/09/2020
M12186	MECH OTHER	0	10/01/2006
R09800	REPAIR/RRF	6,500	10/01/2006
P11511	OTHER	0	09/01/2006
E17964	ELEC OTHER	4,500	08/01/2006
C18260	CO ISSUED	413,160	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1372/1146	12/08/2005	WD	Q	V		115,000
GRANTOR: MELLROY RUSSELL JR &						
GRANTEE: DAVISON ROBIN & BLA						
1327/1886	6/23/2005	WD	U	V		70,000
GRANTOR: GREEN DONALD						
GRANTEE: MELLROY RUSSELL JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2020]	U4 L4 W12 N5 W8 U4 L7 W10 D4 L7 W26 S10
FOP=[YR=2007]	S21 BAS=[YR=2007] S23 FOP=[YR=2007] W15
APT=[YR=2007]	N27 PTO=[YR=2007] N6 W13 S6 E13 \$ W27 S16
FOP=[YR=2007]	W6 S7 E6 N7 \$ S17 FGR=[YR=2007] S39 E27 N39
W27 \$ E27 N6 \$ S6 E5 STR=[YR=2007]	S2 E5 N2 W5 \$ E36
STR=[YR=2007]	S2E24 N2 W24 \$ E42 N6 W18N3 W8 S3 W42\$ E42 N3
E8 S3 E18 N36W18	U4 L7 W10 D4 L7 W18 S13 W8 \$ E8 N13 E18
U4 R7 E10 D4 R7	E18 N8 W68 \$ E68 S50 E6 N51 \$ PTR= E30
FUS=[YR=2007]	E11 N9 E7 S9 E8 S8 E24 N8 E8 N9 E7 S9 E3 S19 W3
S9 W7 N9 W16 S10 W8 N10 W16 S9 W7 N9 W11 N19 \$ W30 \$.	

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