

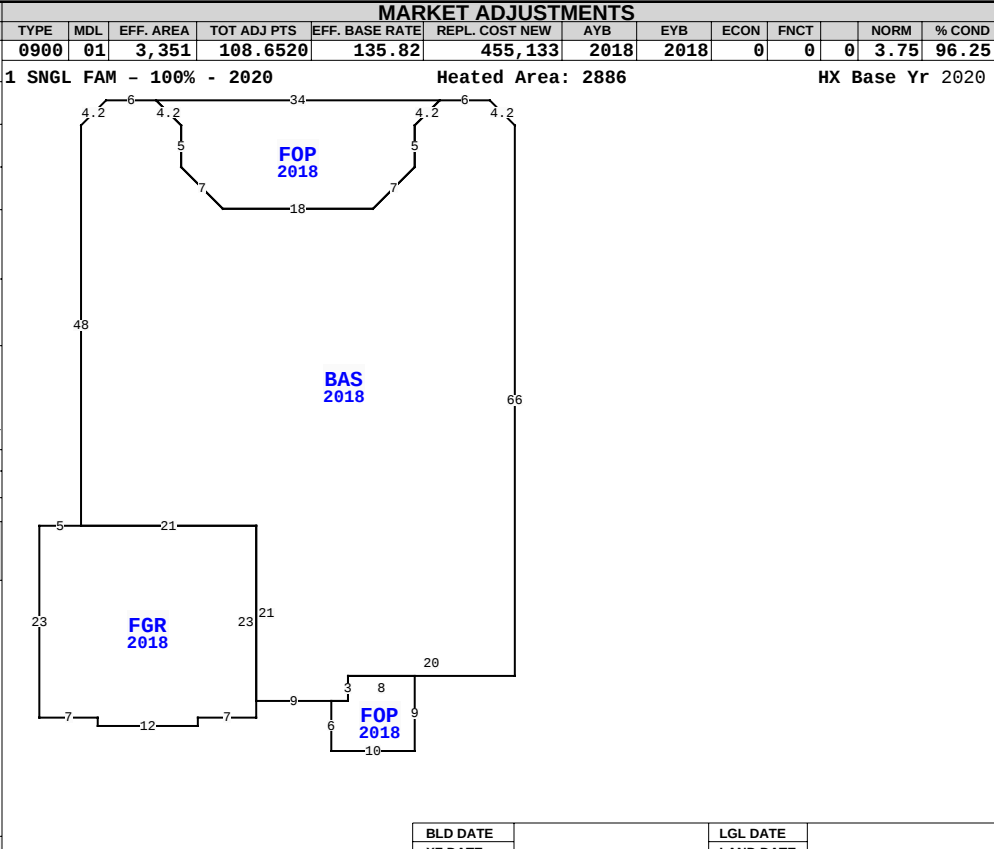


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,886	100	2,886	377,278
FGR	610	55	336	43,925
FOP	84	30	25	3,269
FOP	348	30	104	13,595
TOTALS	3,928		3,351	438,066

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2018
2	0812	CONCRETE C	0 100	0	0	3,371.00	SF	4.00	4.00	100	2018



45653 MUSSLEWHITE RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		483,817	
TOTAL MARKET OB/XF VALUE		16,999	
TOTAL LAND VALUE - MARKET		52,605	
TOTAL MARKET VALUE		553,421	
SOH/AGL Deduction		146,422	
ASSESSED VALUE		406,999	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		356,999	
TOTAL JUST VALUE		553,421	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		535,388	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004077	CO ISSUED	0	07/25/2018
17006974	GARAGE	63,185	11/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1984/0080	5/29/2015	WD	Q	V	01
					28,000
GRANTOR: MCANINCH TERRIE L					
GRANTEE: ANDERSON JOSEPH M &					
1980/1574	5/20/2015	QC	U	V	11
					100
GRANTOR: MCANINCH MARKHAM J					
GRANTEE: MCANINCH TERRIE L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] U3 L3 W6 FOP=[YR=2018] W34 D3 R3 S5 D5 R5 E18 U5 R5 N5 R3 U3 \$ D3 L3 S5 D5 L5 W18 U5 L5 N5 U3 L3 W6 D3 L3 S48 FGR=[YR=2018] W5 S23 E7 S1 E12 N1 E7 N23 W21\$ E21 S21 E9 FOP=[YR=2018] S6 E10 N9 W8 S3 W2\$ E2 N3 E20 N66 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.67	AC	

[illegible]