



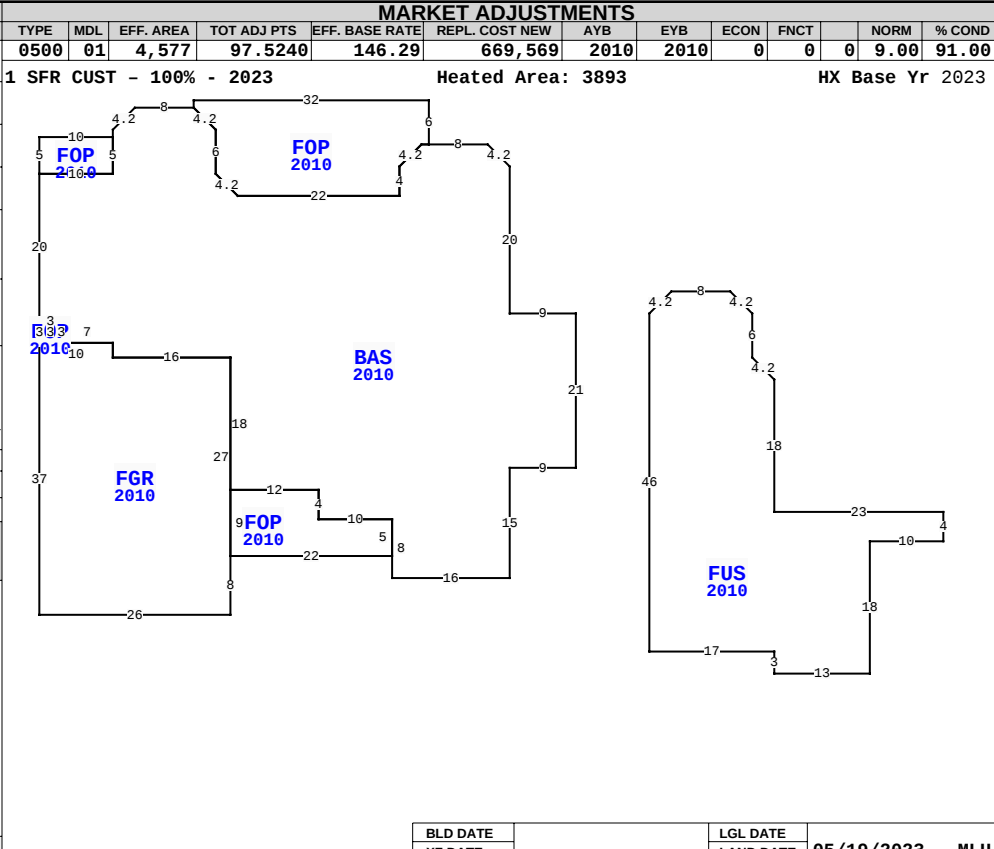
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,774	100	2,774	369,285
FGR	930	55	512	68,159
FOP	9	30	3	399
FOP	50	30	15	1,997
FOP	158	30	47	6,257
FOP	357	30	107	14,244
FUS	1,119	100	1,119	148,966
TOTALS	5,397		4,577	609,308

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	2,852.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0940	SHEDS/PORT	1 100	24	12	288.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.76
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	8.50
3	009530	C	POND	100		OR	0.00	0.00	1.50
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	8.50



45544 MUSSLEWHITE RD, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	609,308
TOTAL MARKET OB/XF VALUE	22,031
TOTAL LAND VALUE - MARKET	201,350
TOTAL MARKET VALUE	702,894
SOH/AGL Deduction	206,970
ASSESSED VALUE	495,924
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	445,924
TOTAL JUST VALUE	832,689
NCON VALUE	6,480
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,487

MTL SHED N/V

8/2023KW: GREENHOUSE(12X30) = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230014116	POOL	70,000	11/02/2023
B23-05197	SHED	9,573	04/21/2023
B23-05196	GREEN HOUSE	23,932	04/21/2023
C20241	CO ISSUED	0	07/29/2010
B20241	NEW CONSTR	348,150	07/01/2007
R10575	REPAIR/RRF	4,000	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD	SALE PRICE
2589/1815	9/09/2022	WD Q	Q	I	02	851,300
GRANTOR: NETTLES AL W JR & MIS						
GRANTEE: CHRISTINE JACQUELIN						
1490/1119	4/05/2007	WD Q	Q	V		175,000
GRANTOR: HERMAN MICHAEL &						
GRANTEE: NETTLES AL W JR & M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W9 N20 U3 L3 W8 FOP=[YR=2010] N6 W32 S1 D3 R3 S6 D3 R3 E22 N4 U3 R3 E1\$ W1 D3 L3 S4 W22 U3 L3 N6 U3 L3 W8 D3 L3 S1 FOP=[YR=2010] W10 S5 E10 N5\$S5 W10 S20 FOP=[YR=2010] S3 FGR=[YR=2010] S37 E26 N8 FOP=[YR=2010] E22 N5 W10 N4 W12 S9\$ N27 W16 N2 W10\$ E3 N3 W3\$ E3 S3 E7 S2 E16 S18 E12 S4 E10 S8 E16 N15 E9 N21\$ PTR= E10 FUS=[YR=2010] S46 E17 S3 E13 N18 E10 N4 W23 N18 U3 L3 N6 U3 L3 W8 D3 L3 \$ W10\$.									