PT NW1/4 OF SEC 3-2N-25E IN
OR 1494/1408

RHODEN GARLAND WAYNE & KELLY D
45675 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

03-2N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

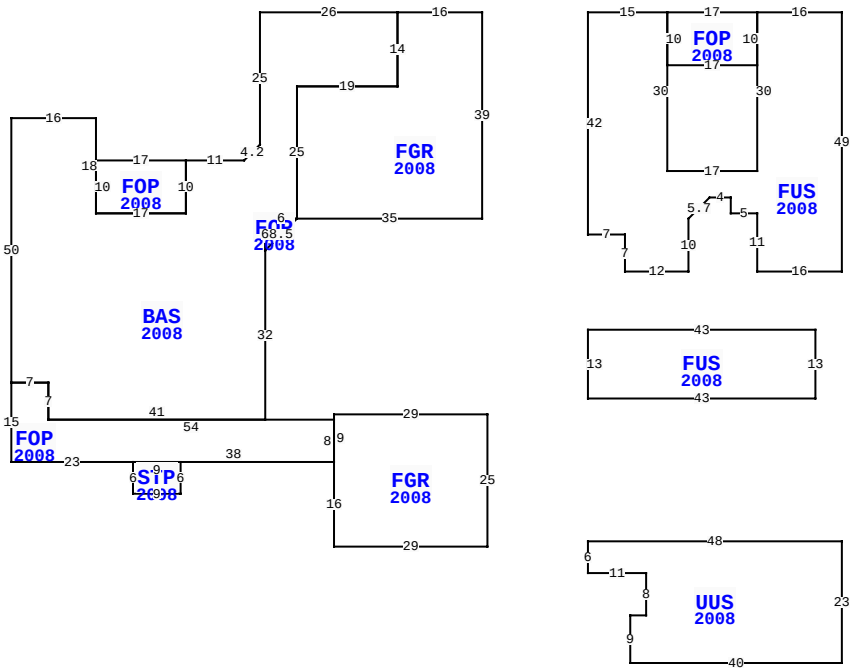
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,794	100	2,794	414,313
FGR	725	55	399	59,167
FGR	1,099	55	604	89,565
FOP	18	30	5	742
FOP	170	30	51	7,563
FOP	170	30	51	7,563
FOP	537	30	161	23,874
FUS	559	100	559	82,892
FUS	1,634	100	1,634	242,301
STP	54	10	5	742
TOTALS	8,704		6,735	998,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	6,735	106.8750	160.31	1,079,688	2008	2008	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2009 Heated Area: 4987 HX Base Yr 2009



** This building has 11 Sub-Areas

45675 MUSSLEWHITE RD, CALLAHAN

BLD DATE	12/11/2008 DJ	LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		998,711
TOTAL MARKET OB/XF VALUE		30,259
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		1,208,970
SOH/AGL Deduction		674,134
ASSESSED VALUE		534,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		484,836
TOTAL JUST VALUE		1,208,970
NCON VALUE		8,829
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,037,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20190	ELEC OTHER	3,500	11/01/2007
M13400	MECH OTHER	0	10/01/2007
P12675	OTHER	0	08/01/2007
C20236	CO ISSUED	0	07/01/2007
B20236	NEW CONSTR	487,806	07/01/2007
R10573	REPAIR/RRF	5,300	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1980/1574	5/20/2015	QC	U	I	11	100
GRANTOR: MCANINCH MARKHAN J						
GRANTEE: MCANINCH TERRI L						
1494/1410	4/25/2007	WD	U	I	01	32,000
GRANTOR: ANDERSON VELMER A/K/A						
GRANTEE: MCANINCH MARKHAM J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W16 BAS=[YR=2008] W26S25 D3 L3 W11 FOP=[YR=2008] W17S10E17N10$ S10W17N18W16S50FOP=[YR=2008] S15E23 STP=[YR=2008] S6E9N6W9$E38 FGR=[YR=2008] S16E29N25W29S9$ N8W54N7W7$ E7 S7E41N32 FOP=[YR=2008] U6 R6 W6S6$ N6E6N25E19N14$ S14W19S25E35N39 $ PTR=E20 FUS=[YR=2008] E15FOP=[YR=2008] E17S10W17N10$ S30E17N30E16S49 W16N11W5N3W4 D4 L4 S10W12N7W7 N42$ W20$ PTR=E20 S60 FUS=[YR=2008] E43 S13 W43 N13$ N60 W20$ PTR= E20 S100 UUS=[YR=2008] E48 S23 W40 N9 E3 N8 W11 N6$ N100W20$.

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
1	0810	CONCRETE A	0	100	0	0	214.00	SF	6.50	6.50	100	2008	2008	3	89	1,238	
2	0812	CONCRETE C	0	100	0	0	8,152.00	SF	4.00	4.00	100	2008	2008	3	89	29,021	

LAND DESCRIPTION

TOTAL OB/XF 30,259

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	0006	OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	180,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 12.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS