PT NW1/4 SEC 3-2N-25
IN OR 1759/1597
(EX PT IN OR 2557/295)

HARTLEY MICHAEL C & CRYSTAL D
45688 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

03-2N-25-0000-0002-0060

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

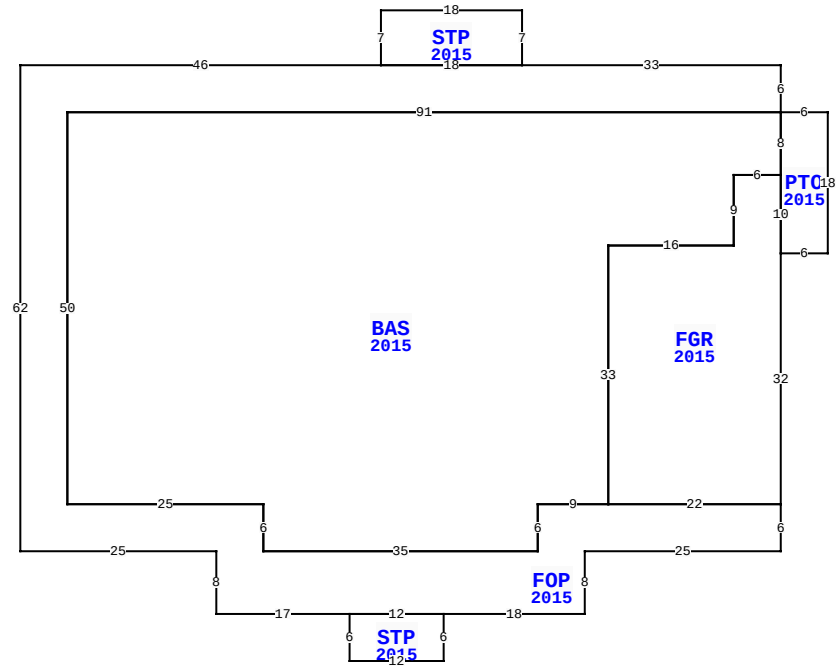
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,980	100	3,980	552,575
FGR	780	55	429	59,561
FOP	1,630	30	489	67,892
PTO	108	5	5	695
STP	72	10	7	972
STP	126	10	13	1,805
TOTALS	6,696		4,923	683,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,923	98.4700	147.70	727,127	2015	2015	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2018 Heated Area: 3980 HX Base Yr 2018



45688 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		683,499
TOTAL MARKET OB/XF VALUE		16,030
TOTAL LAND VALUE - MARKET		79,020
TOTAL MARKET VALUE		778,549
SOH/AGL Deduction		279,646
ASSESSED VALUE		498,903
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		448,903
TOTAL JUST VALUE		778,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		688,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225956	CO ISSUED	0	12/21/2015
E24982	NEW CONSTR	0	04/01/2012
M17117	H/AC	0	04/01/2012
P15857	NEW CONSTR	0	04/01/2012
B25956	NEW CONSTR	469,283	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1759/1597	10/04/2011	WD	Q	V	01	45,000

GRANTOR: G & H LAND & TIMBER D
GRANTEE: HARTLEY MICHAEL C &

BUILDING NOTES

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	3,999.00	SF	4.00	4.00	100	2015	2015	3	95	15,196	
2	0810	CONCRETE A	0	100	0	0	135.00	SF	6.50	6.50	100	2015	2015	3	95	834	

BUILDING DIMENSIONS

FOP=[YR=2015;ORIG=-4,0] N6 W33 W18 W46 S62 E25 S8 E17 E12 E18 N8 E25 N6 W22 W9 S6 W35 N6 W25 N50 E91 $
BAS=[YR=2015;ORIG=-4,8] N8 W91 S50 E25 S6 E35 N6 E9 N33 E16 N9 E6 $
FGR=[YR=2015;ORIG=-4,50] N32 N10 W6 S9 W16 S33 E22 $
STP=[YR=2015;ORIG=-37,-6] N7 W18 S7 E18 $
PTO=[YR=2015;ORIG=-4,0] S8 S10 E6 N18 W6 $
STP=[YR=2015;ORIG=-59,64] S6 E12 N6 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,030

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		OR	0.00	0.00	4.39	AC		1.00	1.00	1.00	18,000.00	18,000.00	79,020							

REVIEW DATE 02/28/2024 BY KWA Total Acres: 4.39 Total Land Value: 79,020 Market: 0 Agricultural: 0 Common: 79,020 PRINTED 08/06/2024 BY SYS