

PT W1/2 OF SW1/4 OF NW1/4 OF
SEC 3-2N-25E BEING ONLY PT
LYING W OF MUSSLEWHITE RD & N

BLAIR BRENT
45621 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

03-2N-25-0000-0004-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	01 MINIMUM 100
Interior Floo	08 SHT VINYL 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	02	Quality Level 02	
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	824	100	824	51,532
UOP	91	20	18	1,126
TOTALS	915		842	52,658

EXTRA FEATURES	
L N	OB/XF CODE
1	0936
2	0937

LAND DESCRIPTION	
L N	USE CODE
1	000115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	842	85.5000	81.22	68,387	1925	1960	0	0	23.00	77.00

2 SINGLE FAM - 0% - 2022

Heated Area: 824

HX Base Yr 2022

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

45621 MUSSLEWHITE RD, CALLAHAN

01/06/2021 MF

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		52,658	
TOTAL MARKET OB/XF VALUE		12,000	
TOTAL LAND VALUE - MARKET		64,800	
TOTAL MARKET VALUE		129,458	
SOH/AGL Deduction		22,056	
ASSESSED VALUE		107,402	
TOTAL EXEMPTION VALUE		39,800	
BASE TAXABLE VALUE		67,602	
TOTAL JUST VALUE		129,458	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		126,989	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M5890	H/AC	0	04/01/2002
R002765	REPAIR/RRF	2,550	09/01/2000
MH961237	MH MOVE-ON	0	03/01/1996
E951748	CHNGE SRVC	0	04/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2341/0227	2/18/2020	WD	Q	I	01
GRANTOR: MUSSLEWHITE NAN & DAL					
GRANTEE: BLAIR BRENT					
1317/0302	5/12/2005	PR	U	I	01
GRANTOR: MUSSLEWHITE THELMA R					
GRANTEE: MUSSLEWHITE NAN ETA					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W24 S32 E2 UOP=[YR=1993] S7 E13 N7 W13\$ E13 S7 E8 N7 E1 N32\$.	

LAND DESCRIPTION							TOTAL OB/XF										12,000									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.00	AC		1.00	1.00	0.90	18,000.00	16,200.00	64,800									