PT W1/2 OF SW1/4 OF NW1/4 OF
SEC 3-2N-25E IN OR 2117/1984
(EX OR 2346/1952)

HAGAN PHILIP WAYNE & HEATHER
45639 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

03-2N-25-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

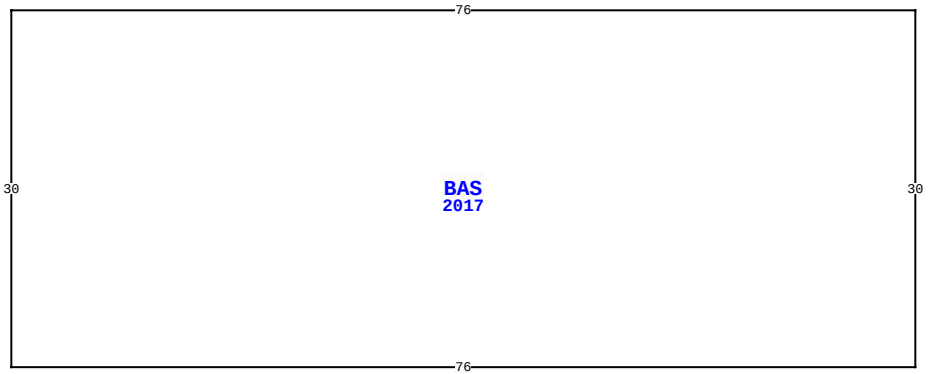
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	177,293
TOTALS	2,280		2,280	177,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	115.2000	86.40	196,992	2017	2017	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2018 Heated Area: 2280 HX Base Yr 2018



45639 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		177,293
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		123,660
TOTAL MARKET VALUE		300,953
SOH/AGL Deduction		126,646
ASSESSED VALUE		174,307
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,307
TOTAL JUST VALUE		300,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002998	CO ISSUED	0	07/25/2017
1702998	MH MOVE-ON	0	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2117/1984	5/02/2017	WD	U	V	11	100
GRANTOR: MUSSLEWHITE NAN ETAL						
GRANTEE: HAGAN PHILIP WAYNE						
2114/0852	4/07/2017	WD	Q	V	01	112,100
GRANTOR: MUSSLEWHITE NAN ETAL						
GRANTEE: HAGAN PHILIP WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100		OR	0.00	0.00	6.87	AC		1.00	1.00	1.00	18,000.00	18,000.00	123,660							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 6.87 Total Land Value: 123,660 Market: 0 Agricultural: 0 Common: 123,660 PRINTED 08/06/2024 BY SYS