PT W1/2 OF SW1/4 OF NW1/4 &
N1/2 OF NW1/4 OF SW1/4 OF
SEC 3-2N-25E IN OR 2577/1481

RYALS DONNY RAY & BECKY
54234 HAZEL JONES RD
CALLAHAN, FL 32011

2024

03-2N-25-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	05	Quality Level 05

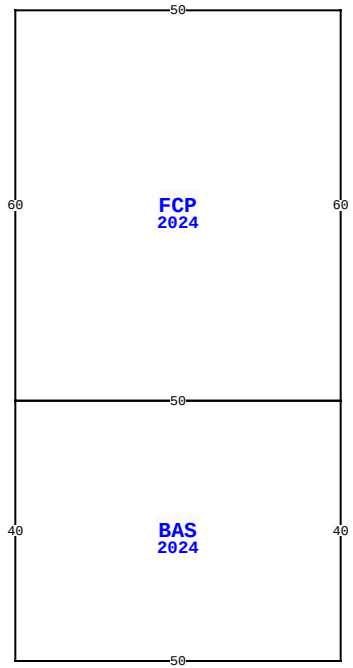
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	26,055
FCP	3,000	25	750	9,771
TOTALS	5,000		2,750	35,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
6500	01	2,750	49.6320	17.37	47,768	2023	2023	0	0	75	1.00	75.00

1 GARAGE RES – 0% - 2024 Heated Area: 2000 HX Base Yr



45595 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	35,826
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	87,150
TOTAL MARKET VALUE	122,976
SOH/AGL Deduction	0
ASSESSED VALUE	122,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,976
TOTAL JUST VALUE	122,976
NCON VALUE	35,826
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-05058	POLE BARN	166,200	04/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2577/1481	7/13/2022	WD	Q	V	01	145,000

GRANTOR: BENNETT'S PROPERTY SE
GRANTEE: RYALS DONNY RAY & B

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2024;ORIG=50,-20] E50 S60 W50 N60 $
BAS=[YR=2024;ORIG=50,40] E50 S40 W50 N40 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000700	C	MISC RES	0		OR			2.49	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,150							

REVIEW DATE 06/05/2024 BY TWX Total Acres: 2.49 Total Land Value: 87,150 Market: 0 Agricultural: 0 Common: 87,150 PRINTED 08/06/2024 BY SYS