PT N1/2 OF NW1/4 OF SW1/4 OF
SEC 3-2N-25E IN OR 2028/1080

VANGORDER EFFIE A
45582 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

03-2N-25-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

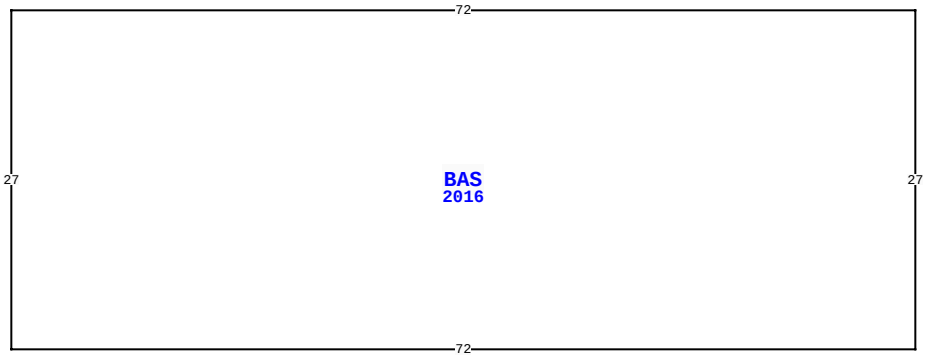
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	105,944
TOTALS	1,944		1,944	105,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,944	117.2000	87.90	170,878	2008	2008	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2019 Heated Area: 1944 HX Base Yr 2019



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		105,944
TOTAL MARKET OB/XF VALUE		9,400
TOTAL LAND VALUE - MARKET		82,080
TOTAL MARKET VALUE		197,424
SOH/AGL Deduction		64,987
ASSESSED VALUE		132,437
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,437
TOTAL JUST VALUE		197,424
NCON VALUE		7,560
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,314

BLDG:1:5: RP: 12754156 & 12754157
BLDG:1:3: DW/MH/ID: N110536(A/B) (2018)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008665	GARAGE	0	07/01/2021
MH165725	CO ISSUED	0	06/07/2016
MH165725	MH MOVE-ON	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2028/1080	1/26/2016	WD	Q	V	01	46,000
GRANTOR: MUSSLEWHITE NAN &						
GRANTEE: VANGORDER ROLAND E						
1317/0300	5/12/2005	PR	U	V	01	100
GRANTOR: MUSSLEWHITE THELMA R						
GRANTEE: MUSSLEWHITE NAN ETA						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

45582 MUSSLEWHITE RD, CALLAHAN

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
2	0681	POLE SHED	1	100	36	14	504.00	SF	15.00	15.00	100	2024	2023		100	7,560	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W72 S27 E72 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	5.13	AC		1.00	1.00	1.00	16,000.00	16,000.00	82,080							

REVIEW DATE 08/04/2023 BY KW Total Acres: 5.13 Total Land Value: 82,080 Market: 0 Agricultural: 0 Common: 82,080 PRINTED 08/06/2024 BY SYS