

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100
03GABLE/HIP 100
03COMP SHNGL 80
12MODULAR MT 20
05DRYWALL 100
14CARPET 60
08SHT VINYL 40
03CENTRAL 100
04AIR DUCTED 100
 2 100
 1 100

02WOOD FRAME 100
1. 1. 100
 0 100
06DIST 1D 100
00NONE 100

03Quality Level 03
0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	114,659
USP	360	30	108	9,828
USP	128	30	38	3,458

TOTALS	1,748		1,406	127,945
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EXTRA FEATURES45612 MUSSLEWHITE RD, CALLAHAN

MARKET ADJUSTMENTS

TYPEMDLFFC.EFF.AREATOTADJPSTSEF.F.BASE RATEEPL.COST NEWAYBEYBECONEFNCTNORM%COND

0100011,406107.3280101.96143,356199420010010.7589.25

1 SINGLE FAM - 100% - 0Heated Area: 1260HX Base Yr

The diagram illustrates the building's footprint and its components. The main rectangular structure has overall dimensions of 36 units wide by 30 units deep. Inside this rectangle, there are two smaller areas identified as USP (Unimproved Space). One USP area is located at the top right corner, measuring approximately 10 units wide by 10 units deep. Another USP area is located near the bottom center, measuring approximately 16 units wide by 8 units deep. The remaining space within the main rectangle is labeled BAS (Building Area), which measures 36 units wide by 20 units deep.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE127,945
TOTAL MARKET OB/XF VALUE6,049
TOTAL LAND VALUE - MARKET35,000
TOTAL MARKET VALUE168,994
SOH/AGL Deduction80,740
ASSESSED VALUE88,254
TOTAL EXEMPTION VALUEHX HB WX55,000
BASE TAXABLE VALUE33,254
TOTAL JUST VALUE168,994
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE163,853

PERMIT NUMDESCRIPTIONAMTISSUED

17001608REPAIR/RRF5,40004/01/2017
B951827ADDITION4,14804/01/1995
B941196DEMOLITION006/05/1994
94751NEW CONSTR2,50001/02/1994
8513NEW CONSTR45,70011/17/1992
03477H/AC1,40007/23/1990

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CDPRICE SALE PRICE

2304/10057/27/2019QC U I 1140,000

GRANTOR: LOVETTE ANNIE J & TIN
GRANTEE: LOVETTE ANNIE J & J
2197/01235/17/2018QC U I 1142,500
GRANTOR: LOVETTE ANNIE J
GRANTEE: HARRIS TINA MOORE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W1 USP=[YR=1995] N10 W36 S10 E36\$ W41 S30 E12
USP=[YR=2011] S8 E16 N8 W16\$ E30 N30\$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT DTPH FACT% CONDTOT ADJUNIT PRICERESID UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESTAXPAYERDEVELOPMENTAL DECLFRZ YRCNSRV

1000115CSFR ACRES1000006ORSFR0.000.001.00AC1.001.001.0035,000.0035,000.0035,000

REVIEW DATE01/31/2020BYKBA

Total Acres: 1.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 08/06/2024 BY SYS