PT SW1/4 OF NW1/4 OF
SEC 3-2N-25E IN OR 1898/1203
{1973 CNCR SW/MH}

SHEPHERD KIMBERLY DAWN
45636 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

03-2N-25-0000-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

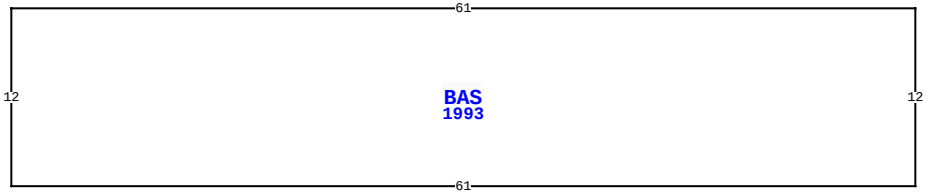
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	732	19,215
TOTALS	732		732	19,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	732	125.0000	87.50	64,050	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 732 HX Base Yr 2015



45636 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		19,215
TOTAL MARKET OB/XF VALUE		3,621
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		57,836
SOH/AGL Deduction		31,822
ASSESSED VALUE		26,014
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,014
TOTAL JUST VALUE		57,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4300	H/AC	2,250	08/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1898/1203	1/17/2014	WD	Q	I	02	33,000
GRANTOR: JOHNSON JAMES MICHAEL						
GRANTEE: SHEPHERD KIMBERLY D						
1720/0858	1/18/2011	WD	U	I	30	100
GRANTOR: JOHNSON JAMES MICHAEL						
GRANTEE: JOHNSON JAMES MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S12 E61 N12$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1987	1987	3	20	386	
2	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	1987	1987	3	20	288	
3	0752	USP	0	100	14	8	112.00	SF	15.00	15.00	100	1986	1986	3	20	336	
4	0681	POLE SHED	0	100	16	7	112.00	SF	15.00	15.00	100	1998	1998	3	26	437	
5	0681	POLE SHED	0	100	16	7	112.00	SF	15.00	15.00	100	1998	1998	3	26	437	
6	0812	CONCRETE C	0	100	0	0	730.00	SF	4.00	4.00	100	1990	1990	3	59.5	1,737	

LAND DESCRIPTION

TOTAL OB/XF 3,621

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS