PT SW1/4 OF SEC 3-2N-25E
IN OR 2459/712
{R278029 & R278030}

CHILDERS PAMELA EARL L/E/
45594 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2024

03-2N-25-0000-0005-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

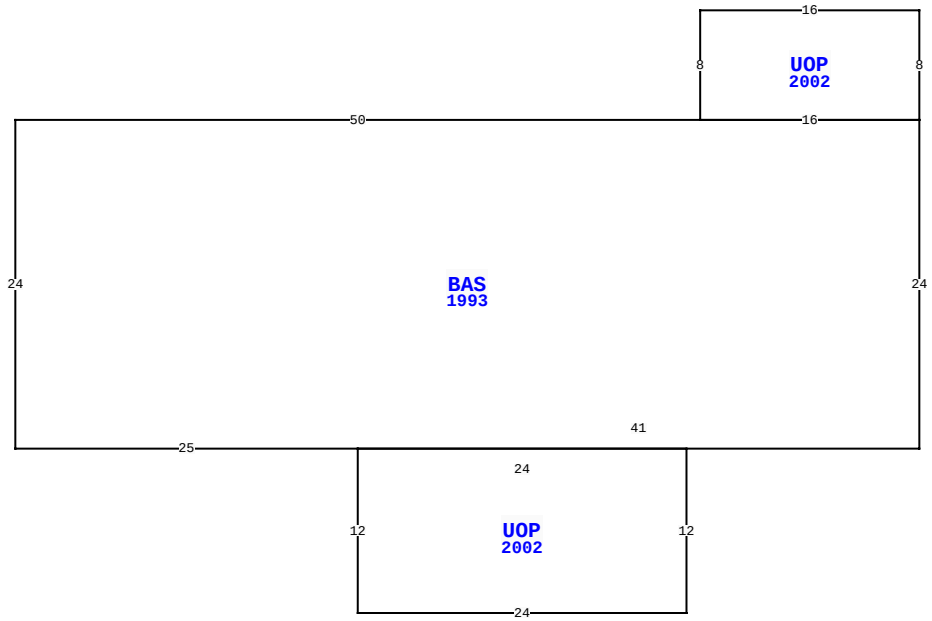
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,584	100	1,584	39,119
UOP	128	25	32	790
UOP	288	25	72	1,778
TOTALS	2,000		1,688	41,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,688	117.6000	82.32	138,956	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1584 HX Base Yr 2007



45594 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		41,687
TOTAL MARKET OB/XF VALUE		1,227
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		77,914
SOH/AGL Deduction		46,996
ASSESSED VALUE		30,918
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,918
TOTAL JUST VALUE		77,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002764	REPAIR/RRF	3,550	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/0712	5/05/2021	LE	U	I	11	100
GRANTOR: CHILDERS PAMELA EARL						
GRANTEE: CONNER ROBERT H II						
1494/0829	3/30/2007	ED	U	I	19	100
GRANTOR: BAUCOM EARL GENE SR E						
GRANTEE: CHILDERS PAMELA EAR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W16 S8 BAS=[YR=1993] W50 S24 E25 UOP=[YR=2002] S12 E24 N12 W24$ E41 N24 W16$ E16 N8$.

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	0	0	288.00	SF	21.30	21.30	100	1990	1990	3	20	1,227	

LAND DESCRIPTION

TOTAL OB/XF 1,227

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	188.00	232.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS