LOT 4
BELLAMY POINT OR 2251/722

BYRD JIMMY
45488 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

04-2N-25-0211-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

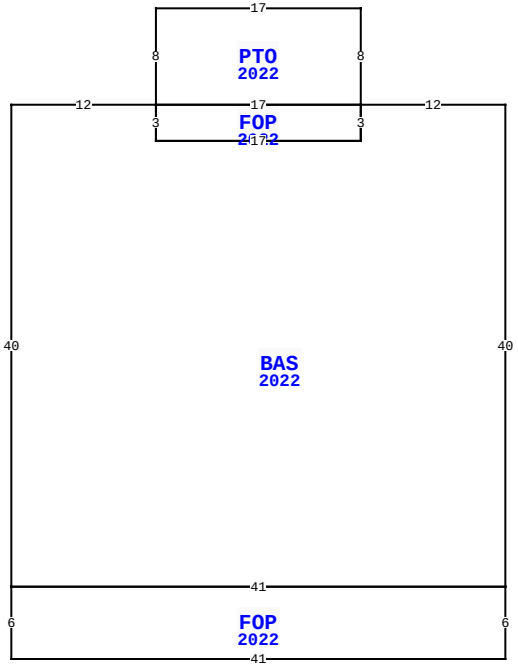
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	1,589	222,460
FOP	51	30	15	2,100
FOP	246	30	74	10,360
PTO	136	5	7	980
TOTALS	2,022		1,685	235,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,685	112.0000	140.00	235,900	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1589 HX Base Yr 2024



45488 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		235,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,620
TOTAL MARKET VALUE		303,520
SOH/AGL Deduction		38,839
ASSESSED VALUE		264,681
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		214,681
TOTAL JUST VALUE		303,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001605	6500 24X51	78,568	02/08/2024
22005035	CO ISSUED	0	04/01/2022
21012671	NEW CONSTR	210,825	09/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0985	6/29/2021	SW	Q	V	01	55,000
GRANTOR: GEIGER MATTHEW & KELL						
GRANTEE: BYRD JIMMY						
2411/0509	11/23/2020	WD	Q	V	01	55,000
GRANTOR: SMITH DAVID A & DANA						
GRANTEE: GEIGER MATTHEW & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 PTO=[YR=2022] N8W17S8 FOP=[YR=2022] S3E17 N3W17$ E17$ S3 W17 N3 W12 S40 FOP=[YR=2022] S6E41N6 W41$ E41N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.61	AC		1.00	1.00	1.20	35,000.00	42,000.00	67,620							

REVIEW DATE 06/05/2024 BY TW Total Acres: 1.61 Total Land Value: 67,620 Market: 0 Agricultural: 0 Common: 67,620 PRINTED 08/06/2024 BY SYS