LOT 5
BELLAMY POINT OR 2251/722

**BENNETT ROBERT J & STACIE**
45480 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

**2024**

**04-2N-25-0211-0005-0000**

## BUILDING CHARACTERISTICS

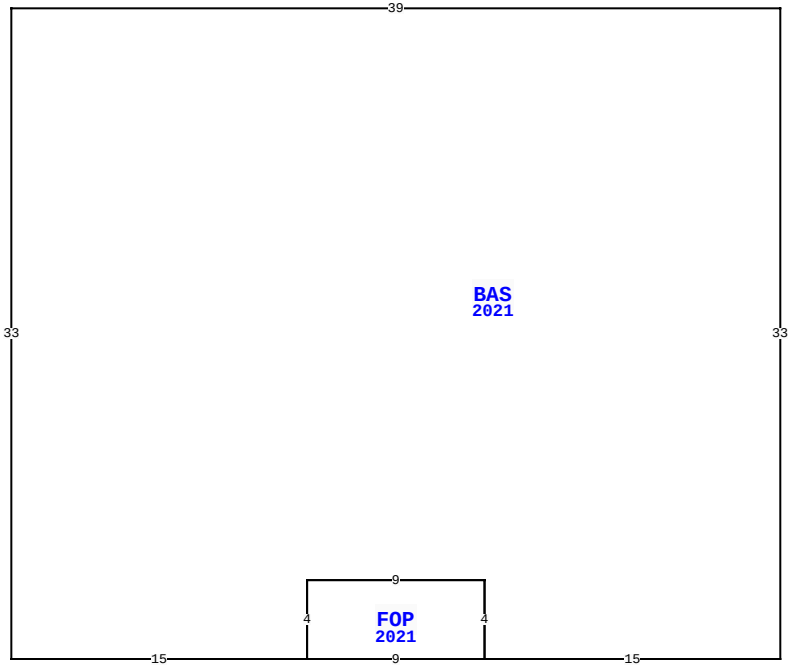
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 1,251 | 100 | 1,251 | 184,864 |
| FOP | 36 | 30 | 11 | 1,625 |
| TOTALS | 1,287 | | 1,262 | 186,490 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,262 | 118.8720 | 148.59 | 187,521 | 2021 | 2021 | 0 | 0 | 0 | 0.55 | 99.45 |

1 SNGL FAM – 100% - 2022 Heated Area: 1251 HX Base Yr 2022




45480 MUSSLEWHITE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 195,039 |
| TOTAL MARKET OB/XF VALUE | | 2,252 |
| TOTAL LAND VALUE - MARKET | | 46,620 |
| TOTAL MARKET VALUE | | 243,911 |
| SOH/AGL Deduction | | 37,315 |
| ASSESSED VALUE | | 206,596 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 156,596 |
| TOTAL JUST VALUE | | 243,911 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 215,468 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21014668 | CARPORT | 22,455 | 10/25/2021 |
| 21001008 | CO ISSUED | 0 | 09/21/2021 |
| 21001008 | NEW CONSTR | 154,501 | 01/28/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2642/510 | 5/01/2023 | QC | U | I | 11 | 85,100 |
| GRANTOR: BENNETT ROBERT J & | | | | | | |
| GRANTEE: BENNETT ROBERT J & | | | | | | |
| 2387/0870 | 8/27/2020 | WD | Q | V | 01 | 47,300 |
| GRANTOR: PREMIER HOMES OF N FL | | | | | | |
| GRANTEE: BENNETT ROBERT J & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W39 S33 E15 FOP=[YR=2021] E9 N4 W9 S4$ N4 E9 S4 E15 N33$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 350.00 | SF | 6.50 | 6.50 | 100 | 2021 | 2021 | 3 | 99 | 2,252 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,252

| 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 | 1.11 | AC | | 1.00 | 1.00 | 1.20 | 35,000.00 | 42,000.00 | 46,620 | | | | | | | |

REVIEW DATE 04/01/2022 BY HS Total Acres: 1.11 Total Land Value: 46,620 Market: 0 Agricultural: 0 Common: 46,620 PRINTED 08/06/2024 BY SYS

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**2024**

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

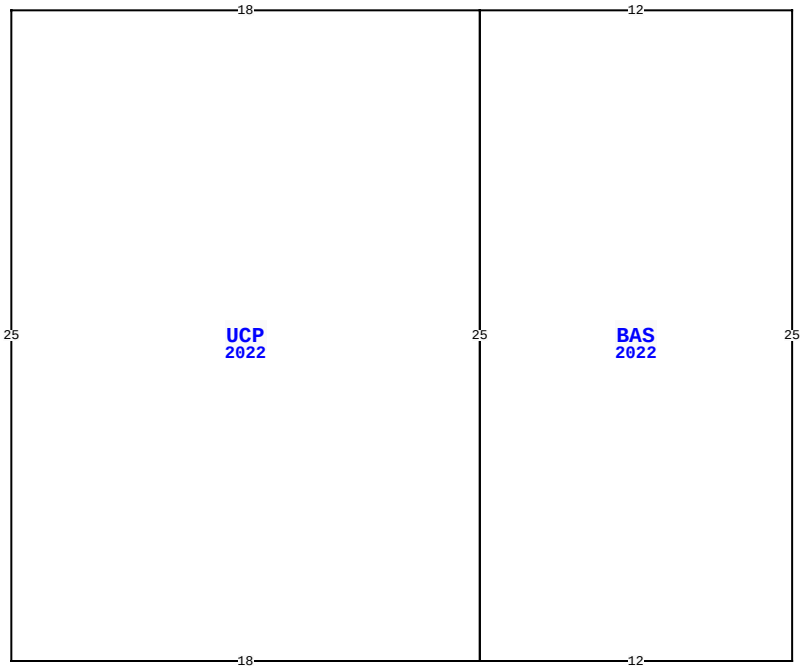
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8033.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 300 | 100 | 300 | 6,576 |
| UCP | 450 | 20 | 90 | 1,973 |
| TOTALS | 750 | | 390 | 8,549 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 390 | 63.2500 | 22.14 | 8,635 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 100% - 2022 Heated Area: 300 HX Base Yr 2022

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| GRANTEE: BENNETT ROBERT J & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W12 UCP=[YR=2022] W18 S25 E18 N25$ S25 E12 N25$.

## 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 |
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