IN OR 975/1168

**BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY**
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2024**

**08-2N-25-0000-0004-0030**

## BUILDING CHARACTERISTICS

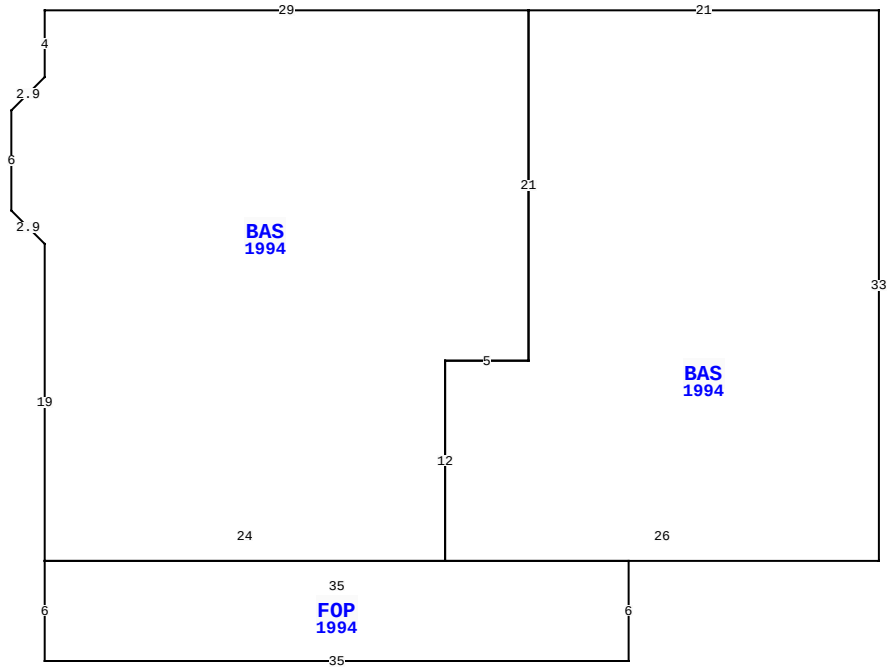
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 60 |
| Interior Floo | 03 | CONC FINSH 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 8600 | COUNTY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 753 | 100 | 753 | 80,337 |
| BAS | 913 | 100 | 913 | 97,406 |
| FOP | 210 | 30 | 63 | 6,722 |
| TOTALS | 1,876 | | 1,729 | 184,464 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 01 | 1,729 | 89.6000 | 127.01 | 219,600 | 1994 | 2004 | 0 | 0 | 0 | 16.00 | 84.00 |

1 OFFICE 1&2 – 0% - 0 Heated Area: 1666 HX Base Yr




45205 MUSSLEWHITE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 03/04/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 184,464 |
| TOTAL MARKET OB/XF VALUE | | 26,880 |
| TOTAL LAND VALUE - MARKET | | 94,150 |
| TOTAL MARKET VALUE | | 305,494 |
| SOH/AGL Deduction | | 86,460 |
| ASSESSED VALUE | | 219,034 |
| TOTAL EXEMPTION VALUE | 03 | 219,034 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 305,494 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 311,263 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1319076 | H/AC | 0 | 12/01/2013 |
| B19762 | DEMOLITION | 0 | 01/01/2007 |
| B941007 | NEW CONSTR | 80,810 | 05/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0975/1168 | 3/14/2001 | WD | Q | I | | 191,000 |
| GRANTOR: MUMFORD HARRY J & MEL | | | | | | |
| GRANTEE: BOARD OF COUNTY COM | | | | | | |
| 0722/1266 | 1/25/2995 | WD | U | V | 07 | 100 |
| GRANTOR: THOMPSON JOHN & PEGGI | | | | | | |
| GRANTEE: MUMFORD HARRY & MEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W21 BAS=[YR=1994] W29 S4 L2 D2 S6 D2 R2 S19 FOP=[YR=1994] S6 E35 N6 W35$ E24 N12 E5 N21$ S21 W5 S12 E26 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1994 | 1994 | 3 | 76 | 2,660 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,706.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 73 | 7,902 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 6 | 48.00 | SF | 30.00 | 30.00 | 100 | 1996 | 1996 | 3 | 20 | 288 | |
| 4 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 380.00 | LF | 20.00 | 20.00 | 100 | 2001 | 2001 | 3 | 55 | 4,180 | |
| 5 | 0464 | FNC GT 10' | 0 | 0 | 0 | 0 | 2.00 | UT | 350.00 | 350.00 | 100 | 2001 | 2001 | 3 | 55 | 385 | |
| 6 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 880.00 | LF | 20.00 | 20.00 | 100 | 2001 | 2001 | 3 | 55 | 9,680 | |
| 7 | 0464 | FNC GT 10' | 0 | 0 | 0 | 0 | 2.00 | UT | 350.00 | 350.00 | 100 | 2001 | 2001 | 3 | 55 | 385 | |
| 8 | 9001 | CONTANR 40 | 0 | 0 | 0 | 0 | 1.00 | UT | 1,400.00 | 1,400.00 | 100 | 1995 | 1995 | 3 | 100 | 1,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 26,880

| 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 | 008600 | C | COUNTY | 0 | 0006 | OR | 0.00 | 0.00 | 2.69 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 94,150 | | | | | | | |

REVIEW DATE 06/03/2021 BY KBA Total Acres: 2.69 Total Land Value: 94,150 Market: 0 Agricultural: 0 Common: 94,150 PRINTED 08/06/2024 BY SYS