

LOT 1
MUSSLEWHITE ESTATES
OR 2288/1491

HYGEMA ETHAN LUKE & TALLI LEE ANN
45228 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

09-2N-25-0377-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMMT 90		
Interior Floo	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,097	100	2,097	272,900
FGR	498	55	274	35,658
FOP	194	30	58	7,548
USP	154	30	46	5,987
TOTALS	2,943		2,475	322,092

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,475	105.6960	132.12	326,997	2021	2021	0	0	0	1.50	98.50
1 SNGL FAM - 0% - 0												
Heated Area: 2097												
HX Base Yr												

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