LOT 4
MUSSLEWHITE ESTATES
OR 2288/1491

SHEARIN WARREN L & GEORGENA L L/E/
45252 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

09-2N-25-0377-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45252 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,055
TOTAL MARKET VALUE	101,055
SOH/AGL Deduction	26,620
ASSESSED VALUE	74,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,435
TOTAL JUST VALUE	101,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002270	SFR H-1610 P-492	323,446	02/27/2024
B2308502	SFR- HTD 1610/ FG	323,446	07/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/1119	7/17/2024	QC	U	V	11	100
GRANTOR: SHEARIN WARREN L & GE						
GRANTEE: SINCLAIR AMY LYNN						
2424/0988	1/11/2021	WD	Q	V	01	85,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: SHEARIN WARREN L &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0		OR	0.00	0.00	2.31	AC		1.00	1.00	1.20	35,000.00	42,000.00	97,020							
2	009605	C	WETLANDS	0					2.69	AC		1.00	1.00	1.00	1,500.00	1,500.00	4,035							

REVIEW DATE 05/09/2024 BY TW Total Acres: 5.00 Total Land Value: 101,055 Market: 0 Agricultural: 0 Common: 101,055 PRINTED 08/06/2024 BY SYS