LOT 5
MUSSLEWHITE ESTATES
OR 2288/1491

LOVE CHRISTOPHER L & KAYLA N
45260 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

09-2N-25-0377-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

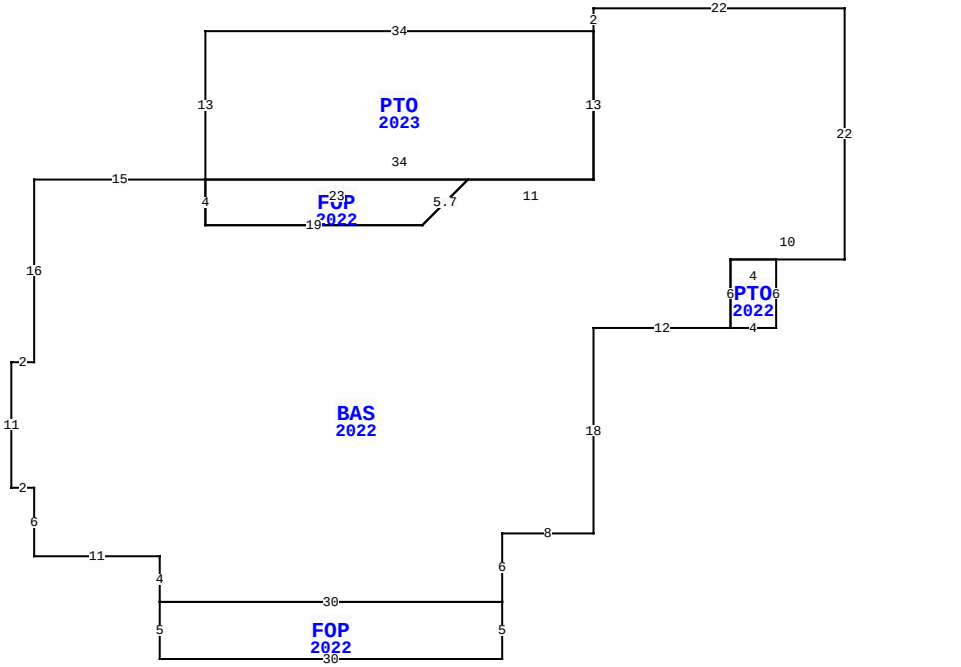
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,215	100	2,215	303,898
FOP	84	30	25	3,430
FOP	150	30	45	6,174
PTO	24	5	1	137
PTO	442	5	22	3,018
TOTALS	2,915		2,308	316,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,308	109.7600	137.20	316,658	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2215 HX Base Yr 2024



45260 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		343,015
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,930
TOTAL MARKET VALUE		433,945
SOH/AGL Deduction		0
ASSESSED VALUE		433,945
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		383,945
TOTAL JUST VALUE		433,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002148	PRIVATE PROVIDER	79,776	02/22/2024
C200717	CO ISSUED	0	12/14/2022
22000717	NEW CONSTR	327,927	01/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/0591	7/07/2020	WD	Q	V	01	85,000

GRANTOR: BENNETTS PROPERTY SER

GRANTEE: LOVE CHRISTOPHER L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W22 S2 PTO=[YR=2023] W34 S13 FOP=[YR=2022] S4 E19 U4 R4 W23$ E34 N13$ S13 W11 D4 L4 W19 N4 W15 S16 W2 S11 E2 S6 E11 S4 FOP=[YR=2022] S5 E30 N5 W30$ E30 N6 E8 N18 E12 PTO=[YR=2022] E4N6W4S6$ N6 E10 N22$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.06	AC		1.00	1.00	1.20	35,000.00	42,000.00	86,520							
2	009605	C	WETLANDS	100					2.94	AC		1.00	1.00	1.00	1,500.00	1,500.00	4,410							

REVIEW DATE 03/07/2023 BY DJ Total Acres: 5.00 Total Land Value: 90,930 Market: 0 Agricultural: 0 Common: 90,930 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

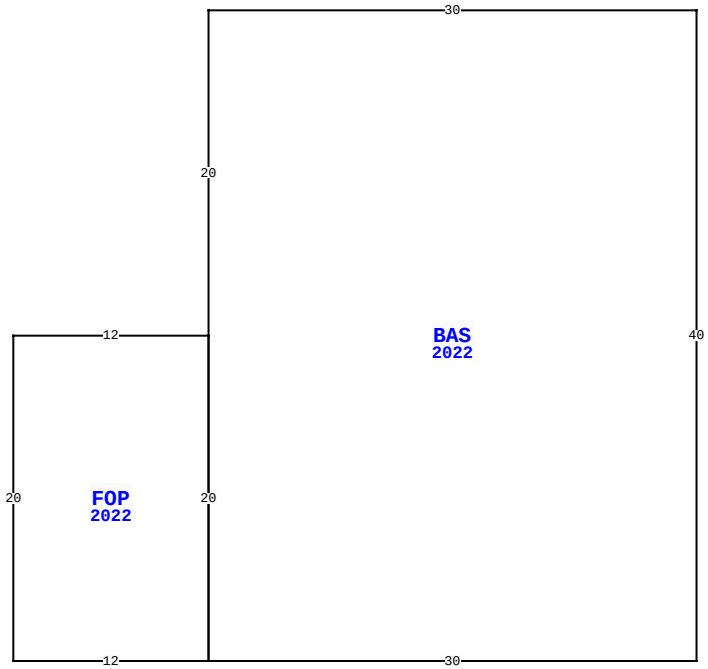
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	24,865
FOP	240	30	72	1,492
TOTALS	1,440		1,272	26,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,272	59.8000	20.93	26,623	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1200 HX Base Yr 2024



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GRANTOR: BENNETTS PROPERTY SER

GRANTEE: LOVE CHRISTOPHER L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S20 FOP=[YR=2022] W12 S20 E12 N20$ S20 E30 N40$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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