LOT 6
MUSSLEWHITE ESTATES
OR 2288/1491

SMITH BART R & JOYCE M
45268 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

09-2N-25-0377-0006-0000

BUILDING CHARACTERISTICS

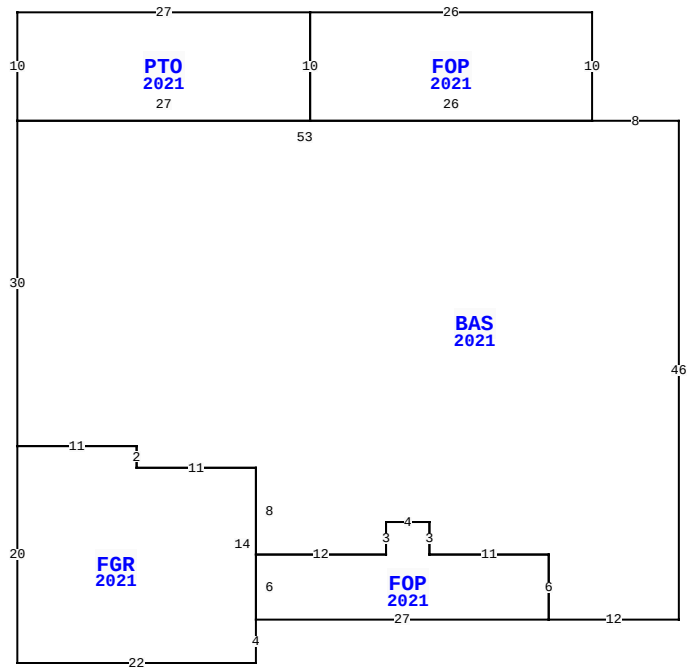
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,302	100	2,302	314,005
FGR	418	55	230	31,373
FOP	174	30	52	7,093
FOP	260	30	78	10,639
PTO	270	5	14	1,909
TOTALS	3,424		2,676	365,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,676	109.7280	137.16	367,040	2021	2021	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2023 Heated Area: 2302 HX Base Yr 2023



45268 MUSSLEWHITE RD, CALLAHAN

BLD DATE		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		379,862
TOTAL MARKET OB/XF VALUE		2,790
TOTAL LAND VALUE - MARKET		115,635
TOTAL MARKET VALUE		498,287
SOH/AGL Deduction		51,562
ASSESSED VALUE		446,725
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		396,725
TOTAL JUST VALUE		498,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011211	GARAGE	30,768	08/24/2021
21000230	CO ISSUED	0	07/01/2021
21000230	NEW CONSTR	311,887	01/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2382/0234	8/04/2020	WD	Q	V	01	85,000

GRANTOR: BENNETTS PROPERTY SER

GRANTEE: SMITH BART R & JOYC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W8 FOP=[YR=2021] N10 W26 PTO=[YR=2021] W27 S10 E27 N10$ S10 E26$ W53 S30 FGR=[YR=2021] S20 E22 N4 FOP=[YR=2021] E27 N6 W11 N3 W4 S3 W12 S6$ N14 W11 N2 W11$ E11 S2 E11 S8 E12 N3 E4 S3 E11 S6 E12 N46$.

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	0811	CONCRETE B	0	100	0	0	542.00	SF	5.20	5.20	100	2021	2021	3	99	2,790	

LAND DESCRIPTION

TOTAL OB/XF 2,790

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	2.67	AC		1.00	1.00	1.20	35,000.00	42,000.00	112,140							
2	009605	C	WETLANDS	100					2.33	AC		1.00	1.00	1.00	1,500.00	1,500.00	3,495							

REVIEW DATE 11/04/2021 BY KB Total Acres: 5.00 Total Land Value: 115,635 Market: 0 Agricultural: 0 Common: 115,635 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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

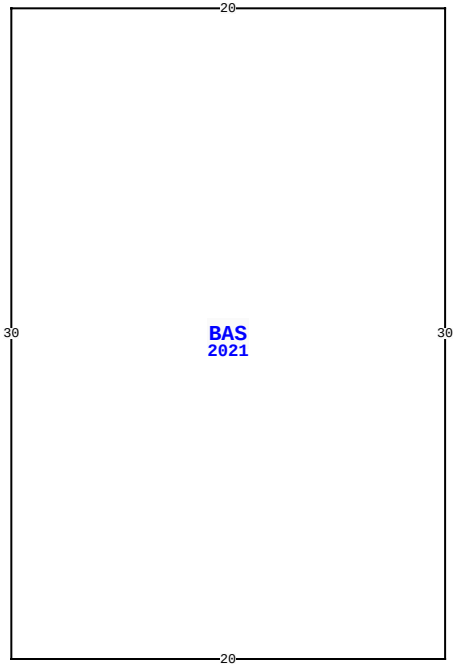
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	14,841
TOTALS	600		600	14,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	72.1050	25.24	15,144	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 600 HX Base Yr 2023



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GRANTEE: SMITH BART R & JOYC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S30 E20 N30$.

EXTRA FEATURES

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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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