LOT 8 (EX OR 2403/163) &
LOT 9 (EX OR 2436/471) &
LOT 7 (EX OR 2479/626)

BENNETTS PROPERTY SERVICES INC
PO BOX 8918
JACKSONVILLE, FL 32239

2024

09-2N-25-0377-0008-0000

NASSAU COUNTY PROPERTY

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
Fixtures		6 100
Frame	05	STEEL 100
Story Height		18 100
RMS		8 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

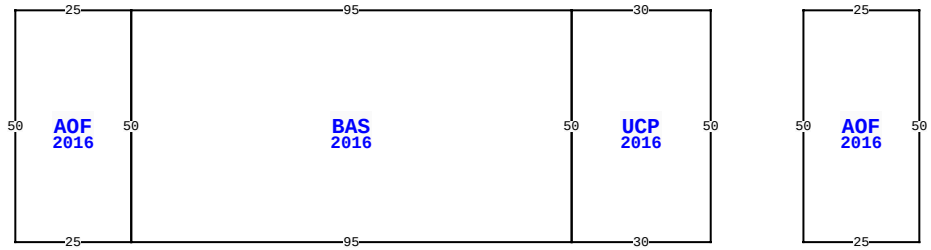
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,250	100	1,250	45,729
AOF	1,250	100	1,250	45,729
BAS	4,750	100	4,750	173,768
UCP	1,500	20	300	10,975
TOTALS	8,750		7,550	276,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	7,550	55.4040	47.51	358,700	1999	1999	0	0	0	23.00	77.00

1 SERV SHOP – 0% - 0 Heated Area: 7250 HX Base Yr



45282 MUSSLEWHITE RD, CALLAHAN

BLD DATE	05/26/2021	KK	LGL DATE	
XF DATE	05/26/2021	KK	LAND DATE	05/19/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	276,199
TOTAL MARKET OB/XF VALUE	52,549
TOTAL LAND VALUE - MARKET	699,430
TOTAL MARKET VALUE	438,679
SOH/AGL Deduction	94,831
ASSESSED VALUE	343,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,848
TOTAL JUST VALUE	1,028,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,045,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/0103	6/28/2019	WD	U	I	37	125,000
GRANTOR: WALL TIMBER PRODUCTS						
GRANTEE: BENNETTS PROPERTY S						
0000/0000	1/01/1901	N/A	U	V		0
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2016] W30 BAS=[YR=2016] W95 AOF=[YR=2016] W25 S50 E25 N50$ S50 E95 N50$ S50 E30 N50$ PTR=E20 AOF=[YR=2016] E25 S50 W25 N50$ W20$.

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	0810	CONCRETE A	0	0	0	0	359.00	SF	6.50	6.50	100	1999	1999	3	77	1,797	
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1999	1999	3	20	576	
3	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	1999	1999	3	20	288	
4	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1999	1999	3	20	400	
5	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	45	2,160	
6	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00	10.00	100	2020	2020	3	90	2,160	
7	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00	10.00	100	2020	2020	3	90	2,160	
8	0811	CONCRETE B	0	0	23	23	529.00	SF	5.20	5.20	100	2020	2020	3	99	2,723	
9	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2020	2020	3	99	2,574	
10	0510	GARAGE WD-	0	0	19	16	304.00	SF	35.00	35.00	100	2020	2020	3	93	9,895	

TOTAL OB/XF 24,733

LAND DESCRIPTION

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	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	18.25	AC		1.00	1.00	1.00	795.00	795.00	14,509							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	25.30	AC		1.00	1.00	1.00	225.00	225.00	5,692							
3	002500	C	SRVC SHOPS	0		OR	0.00	0.00	9.97	AC		1.00	1.00	0.30	30,000.00	9,000.00	89,730							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	18.25	AC		1.00	1.00	1.00	14,000.00	14,000.00	255,500							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	25.30	AC		1.00	1.00	1.00	14,000.00	14,000.00	354,200							

REVIEW DATE 05/26/2021 BY KK Total Acres: 53.52 Total Land Value: 109,931 Market: 609,700 Agricultural: 20,201 Common: 89,730 PRINTED 08/06/2024 BY SYS

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BLD DATE	05/26/2021	KK	LGL DATE
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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0000/0000	1/01/1901	N/A	U	V		0
GRANTOR:						
GRANTEE:						

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
11	0680	POLE SHED	0	0	0	0	452.00	SF	10.00	10.00	100	2020	2020	3	93	4,204	
12	0351	CARPORT MT	0	0	80	40	3,200.00	SF	6.60	6.60	100	2020	2020	3	90	19,008	
13	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	
14	0474	VF 4 RAIL	0	0	0	0	648.00	LF	6.48	6.48	100	2020	2020	3	96	4,028	

LAND DESCRIPTION

TOTAL OB/XF 27,816

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

REVIEW DATE 05/26/2021 BY KK Total Acres: 53.52 Total Land Value: 109,931 Market: 609,700 Agricultural: 20,201 Common: 89,730 PRINTED 08/06/2024 BY SYS