

PT LOT 9
IN OR 2447/1867
MUSSLEWHITE ESTATES

ANDERSON EDWARD A & SHERRI L
45302 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2024

09-2N-25-0377-0009-0000



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/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality 01 Quality Level 01

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	2,583	100	2,583	359,295
FGR	776	55	427	59,396
FOP	324	30	97	13,493
FSP	390	40	156	21,700

TOTALS 4,073 3,263 453,883

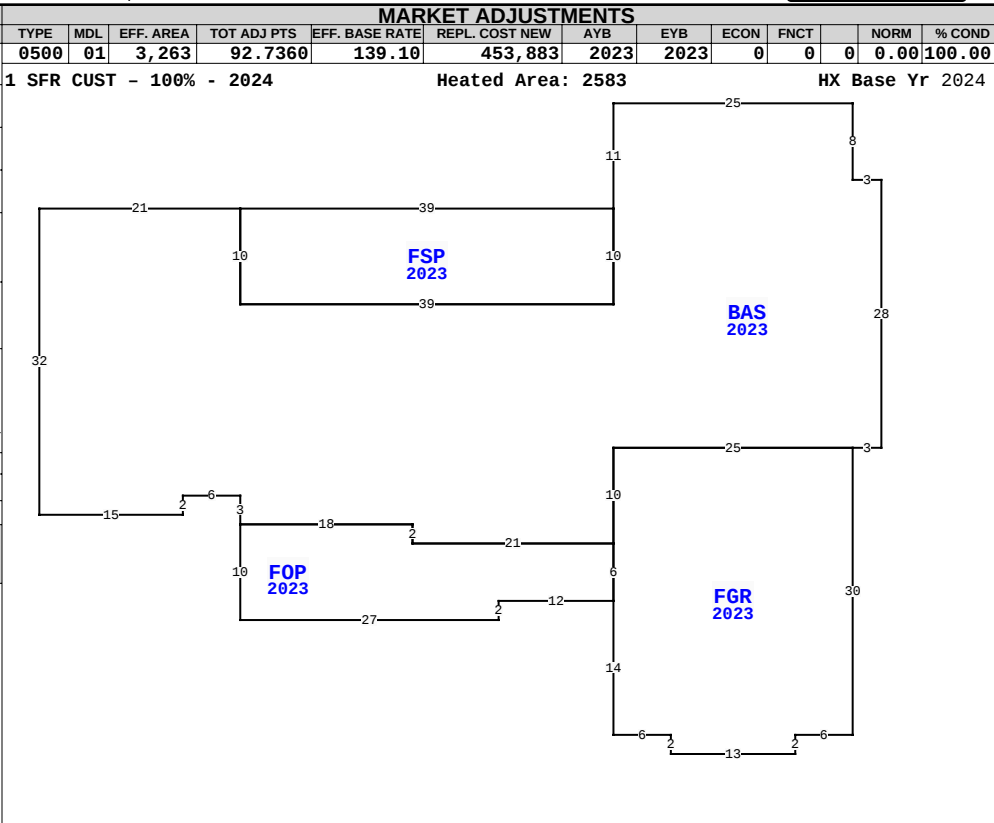
EXTRA FEATURES

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
1	0680	POLE SHED	0 100	80	50	4,000.00	SF	10.00	10.00	100	2023	2021		95	38,000	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
3	0855	CONC PAVER	0 100	48	3	144.00	SF	10.00	10.00	100	2024	2023		100	1,440	
4	0855	CONC PAVER	0 100	0	0	1,680.00	SF	10.00	10.00	100	2024	2023		100	16,800	
5	0866	POOL FIBER	0 100	25	12	300.00	SF	72.00	72.00	100	2024	2023		100	21,600	
6	0855	CONC PAVER	0 100	0	0	1,587.00	SF	10.00	10.00	100	2024	2023		100	15,870	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.20	AC		1.00	1.00	1.20	35,000.00	42,000.00	92,400							

REVIEW DATE 03/07/2023 BY DJ



45302 MUSSLEWHITE RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2021 MF

TOTAL OB/XF																97,210
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

TOTAL OB/XF																97,210
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

Total Acres: 2.20 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		453,883
TOTAL MARKET OB/XF VALUE		97,210
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		643,493
SOH/AGL Deduction		0
ASSESSED VALUE		643,493
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		593,493
TOTAL JUST VALUE		643,493
NCON VALUE		513,093
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,200

50X80 PL SHED INCLUDES (24X35 SHOP) UNDERNEATH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-05595	FIBERGLASS POOL	30,000	04/28/2023
C21009179	CO		04/21/2023
21011624	XFOB	25,000	09/01/2021
21009179	NEW CONSTR	392,001	07/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2447/1867	3/31/2021	WD	Q	V	01	80,000

GRANTOR: BENNETTS PROPERTY SER

GRANTEE: ANDERSON EDWARD A &

2436/0471 2/23/2021 QC U V 11 100

GRANTOR: BENNETTS PROPERTY SER

GRANTEE: BENNETTS PROPERTY S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W25 S11 S10 W39 N10 W21 S32 E15 N2 E6 S3 E18 S2 E21 N10 E25 E3 N28 W3 N8 \$
FSP=[YR=2023;ORIG=26,21] E39 S10 W39 N10 \$
FOP=[YR=2023;ORIG=26,54] E18 S2 E21 S6 W12 S2 W27 N10 \$
FGR=[YR=2023;ORIG=90,46] W25 S10 S6 S14 E6 S2 E13 N2 E6 N30 \$

PRINTED 08/06/2024 BY SYS