

LOT 10
MUSSLEWHITE ESTATES
ESMT IN OR 2396-1794, OR 2396-18

DEL MAR KEITH J & CHAKA E
45310 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

09-2N-25-0377-0010-0000



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2						6		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	31	HARDIE BRD 100	0500	01	4,736	101.9960	152.99	724,561	2021	2021	0	0	0	0.50	99.50	VALUATION BY										STANDARD									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2022										Heated Area: 3855					HX Base Yr 2022					Tax Group: 6					Tax Dist:							
Roof Cover	03	COMP SHNGL 90																					747,522												
Roof Cover	12	MODULAR MT 10																					61,661												
Interior Wall	05	DRYWALL 100																					108,861												
Interior Floo	11	CLAY TILE 50																					900,503												
Interior Floo	13	LVT/LAMNT 50																					329,798												
Air Condition	03	CENTRAL 100																					570,705												
Heating Type	04	AIR DUCTED 100																					50,000												
Bedrooms		5 100																					520,705												
Bathrooms		4.5 100																					918,044												
Frame	02	WOOD FRAME 100																					0												
Stories	2.	2. 100																																	
Units	0	0 100																																	
Occupancy	00	NONE 100																					940,569												

DEL MAR KEITH J & CHAKA E
45310 MUSSLEWHITE RD
CALLAHAN, FL 32011

09-2N-25-0377-0010-0000

[illegible]