

BEAN LEE R & JACQUELINE G
45072 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2024



9 780170 100000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL 100
Roof Structur03GABLE/HIP 100
Roof Cover12MODULAR MT 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 90
Interior Floo08SHT VINYL 10
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms3 100
Bathrooms2 100
Frame02WOOD FRAME 100

Stories Units1.
 1. 100
 0 100

Quality03Quality Level 03
DOR CODE0200MOBILE HOME
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE
BAS1728100172848,056
UOP38425962,670

TOTALS2,1121,82450,726

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,824123.600092.70169,085199519950070.0030.00

1 M/H 94+ - 100% - 1997Heated Area: 1728HX Base Yr 1997

27-64-27-36-28-24-16-16-

BAS1996

UOP2007

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE72,017
TOTAL MARKET OB/XF VALUE3,475
TOTAL LAND VALUE - MARKET86,400
TOTAL MARKET VALUE161,892
SOH/AGL Deduction52,327
ASSESSED VALUE109,565
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE59,565
TOTAL JUST VALUE161,892
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE166,695

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / URSN CDV / I SALE PRICE

0746/097812/15/1995WDQV24,000

GRANTOR: REWIS CHARLES W & LOL

GRANTEE: BEAN LEE R & JACQUE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E28 UOP=[YR=2007] S16 E24 N16 W24\$ E36 N27\$.

LAND DESCRIPTIONTOTAL OB/XF3,475

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHF ACT% CONDDTOTADJ UNIT PRICELAND VALUELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000006OR0.000.004.80AC1.001.001.0018,000.0018,000.0086,400

REVIEW DATE03/05/2019BYKBTotal Acres: 4.80Total Land Value: 86,400Market: 0Agricultural: 0Common: 86,400PRINTED 08/06/2024 BY SYS

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