IN OR 2685/587 EX 3-20
ESMT OR 1556/1544
ESMT PT OR 1561/1941

PAGE CURTIS E & ALINE M L/E/
45106 MUSSLEWHITE RD
CALLAHAN, FL 32011-3513

2024

17-2N-25-0000-0003-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

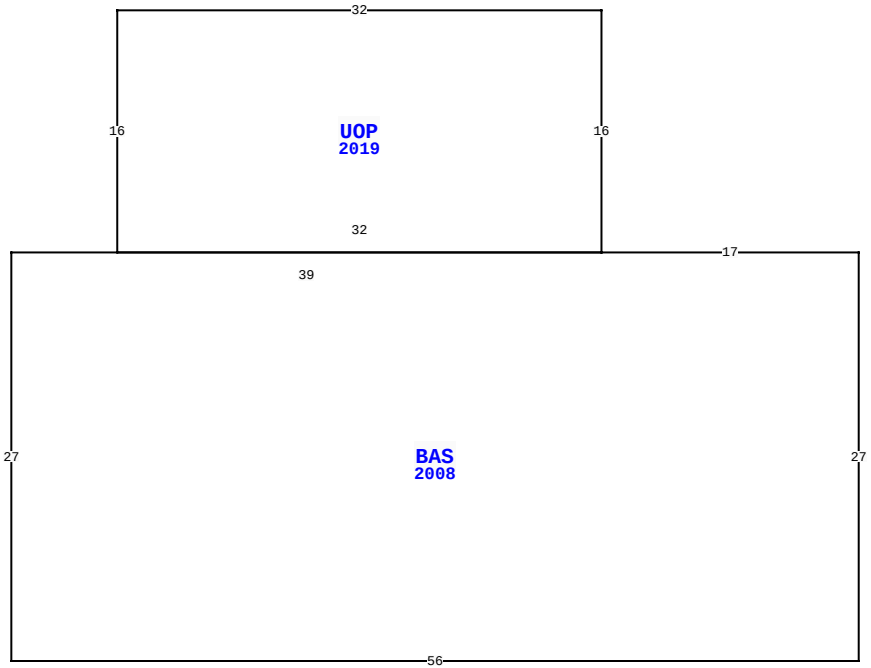
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	110,290
UOP	512	25	128	9,337
TOTALS	2,024		1,640	119,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,640	135.0800	101.31	166,148	2008	2013	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2009 Heated Area: 1512 HX Base Yr 2009



45106 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		119,627
TOTAL MARKET OB/XF VALUE		6,130
TOTAL LAND VALUE - MARKET		93,450
TOTAL MARKET VALUE		219,207
SOH/AGL Deduction		107,013
ASSESSED VALUE		112,194
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,194
TOTAL JUST VALUE		219,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,642

EYB ADJSTD FOR NEWER METAL ROOF: 10/23KW
RP: 12507445 & 12507446
DW/MH/ID: FLTHLCT28011689(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5048	CO ISSUED	0	03/01/2008
MH5048	MH MOVE-ON	0	03/01/2008
M13672	3 TON UNIT	0	03/01/2008
P13100	OTHER	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/587	12/18/2023	LE	U	I	11	100
GRANTOR: PAGE CURITS E & ALINE						
GRANTEE: PAGE TIMOTHY KEITH						
0748/1200	1/11/1996	WD	Q	V		26,000
GRANTOR: REWIS JAMES & JUDY M						
GRANTEE: PAGE CURTIS & ALINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 UOP=[YR=2019] N16 W32 S16 E32$ W39 S27 E56 N27$.

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	0680	POLE SHED	0	100	0	0	800.00	SF	6.60	6.60	100	2008	2008	3	52	2,746	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2008	2008	3	35	3,024	
3	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2010	2010	3	45	360	

LAND DESCRIPTION

TOTAL OB/XF 6,130

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	0005	OR	0.00	0.00	2.67	AC		1.00	1.00	1.00	35,000.00	35,000.00	93,450							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.67 Total Land Value: 93,450 Market: 0 Agricultural: 0 Common: 93,450 PRINTED 08/06/2024 BY SYS