LOT 2
IN OR 2079/1460
ESMT PT OR 1178/182

NELSON ROY
45020 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

17-2N-25-3010-0002-0000

BUILDING CHARACTERISTICS

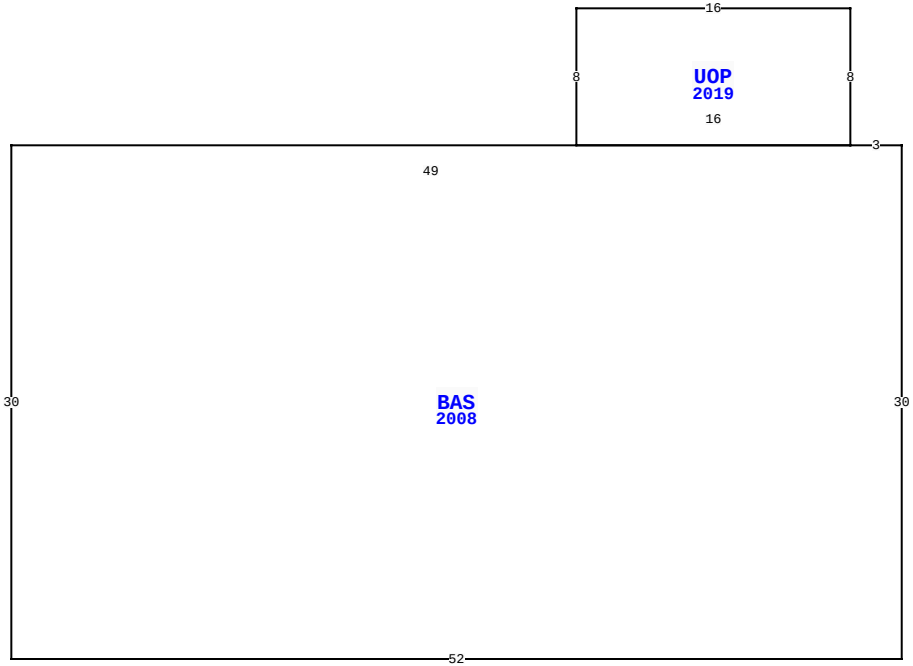
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,560	100	1,560	101,148
UOP	128	25	32	2,075
TOTALS	1,688		1,592	103,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,592	135.0800	101.31	161,286	2004	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2019 Heated Area: 1560 HX Base Yr 2019



45020 MUSSLEWHITE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		103,223
TOTAL MARKET OB/XF VALUE		518
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		148,741
SOH/AGL Deduction		76,799
ASSESSED VALUE		71,942
TOTAL EXEMPTION VALUE	HX HB	46,942
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		148,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,564

MISC STRG = NV : 10/23KW
BLDG:1:4: 2004 FLEETWOOD (2009)
BLDG:1:3: RP # 12721539 & 12721538
BLDG:1:1: DW/MH/ID GAFL475(A/B)75692CD21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4365	MH MOVE-ON	0	04/01/2004
W216	XFOB	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2079/1460	10/25/2016	WD	Q	I	01	72,000
GRANTOR: HOMES HQ LLC						
GRANTEE: NELSON ROY						
2033/1276	3/14/2016	CT	U	I	18	27,400
GRANTOR: CLERK OF COURT						
GRANTEE: HOMES HQ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 UOP=[YR=2019] N8 W16 S8 E16$ W49 S30 E52 N30$.

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	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	2005	2005	3	24	518	

LAND DESCRIPTION

TOTAL OB/XF 518

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS