

LOT 5
IN OR 1576/880
2004 PALH DW/MH

HALL SUSAN W
45040 MUSSELWHITE ROAD
CALLAHAN, FL 32011

2024

17-2N-25-3010-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

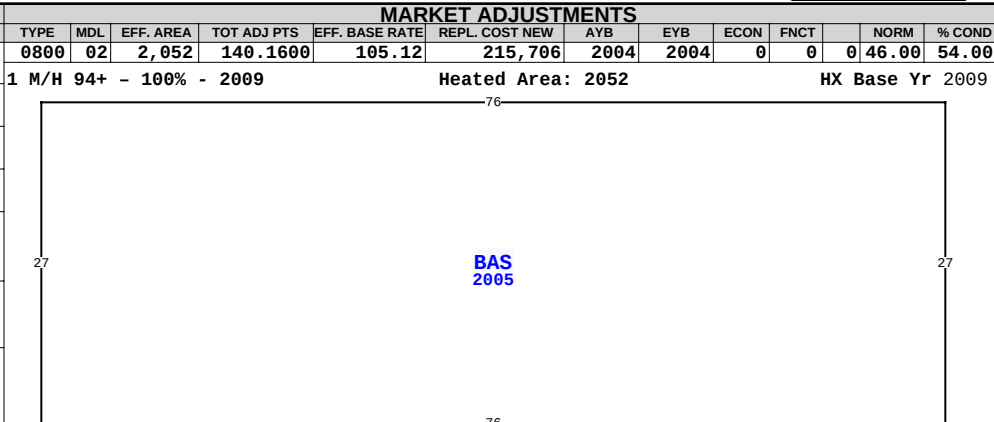
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	116,481
TOTALS	2,052		2,052	116,481

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY KWA



45040 MUSSELWHITE RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
3,080	OB/XF MKT VALUE	NOTES	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	ADJ UNIT PRICE	UNIT PRICE
			100	2004	2004	3	88	3,080	45,000.00

TOTAL OB/XF									
3,080	OB/XF MKT VALUE	NOTES	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	ADJ UNIT PRICE	UNIT PRICE
			100	2004	2004	3	88	3,080	45,000.00

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		116,481	
TOTAL MARKET OB/XF VALUE		3,080	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		164,561	
SOH/AGL Deduction		83,158	
ASSESSED VALUE		81,403	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		31,403	
TOTAL JUST VALUE		164,561	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		142,067	
MISC STRG = NV: 10/23 KW			
BLDG:1:4: 2004 PALH / ASSESSED 2006.			
BLDG:1:2: RP: 12267793 & 12267792			
BLDG:1:1: DW/MH/ID: PH235508(A/B)			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4418	MH MOVE-ON	0	06/01/2004
W283	NEW CONSTR	0	05/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1576/0880	7/11/2008	WD	Q	I		139,500	
GRANTOR: PERKINS ROBERT E & RU							
GRANTEE: HALL SUSAN W							
1236/0802	6/08/2004	WD	Q	I		32,900	
GRANTOR: G & H LAND DEVELOPMEN							
GRANTEE: PERKINS ROBERT E &							
BUILDING NOTES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS=[YR=2005] W76 S27 E76 N27\$.