



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,337	100
FOP	280	30
FOP	36	30
FUS	560	100
UOP	36	20
TOTALS	2,249	1,999

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,999	111.0340	105.48	210,855	1930	1985	0	0	0	16.75	83.25	
1 SINGLE FAM - 100% - 2023 Heated Area: 1897 HX Base Yr 2023													
45727 MUSSLEWHITE RD, CALLAHAN													
BLD DATE: 10/00, XF DATE: 10/00, INC DATE: 10/00, LGL DATE: 05/19/2023, LAND DATE: 05/19/2023, AG DATE: 05/19/2023, MLU													

NASSAU COUNTY PROPERTY				PAGE 1 of 2		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				186,053		
TOTAL MARKET OB/XF VALUE				30,779		
TOTAL LAND VALUE - MARKET				131,950		
TOTAL MARKET VALUE				348,782		
SOH/AGL Deduction				0		
ASSESSED VALUE				348,782		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				298,782		
TOTAL JUST VALUE				348,782		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				341,828		

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0680	POLE SHED	0 100	48	16	768.00	SF	10.00	10.00	100	1980	1980	3
2	0810	CONCRETE A	0 100	25	16	400.00	SF	6.50	6.50	100	1985	1985	3
3	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3
4	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3
5	0351	CARPORT MT	0 100	26	15	390.00	SF	10.00	10.00	100	2008	2008	3
6	0204	BARN MTL 1	0 100	36	40	1,440.00	SF	16.00	16.00	100	2010	2010	3
7	0469	VF LATTIC	0 100	5	6	30.00	SF	5.50	5.50	100	2008	2008	3
8	0476	VF 6 SBPL	0 100	5	6	30.00	LF	32.00	32.00	100	2008	2008	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.77	AC		1.00	1.00
TOTAL OB/XF 30,779													
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1.00	35,000.00	35,000.00	70,000										
1.00	35,000.00	35,000.00	61,950										

MARTIN CAROL JEAN
45727 MUSSLEWHITE RD
CALLAHAN, FL 32011

34-3N-25-0000-0005-0010

[illegible]