PT NW1/4 OF SEC 3-2N-25E IN
OR 1984/80

ANDERSON JOSEPH M & BILLIE J
PO BOX 1878
CALLAHAN, FL 32011

2025

03-2N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

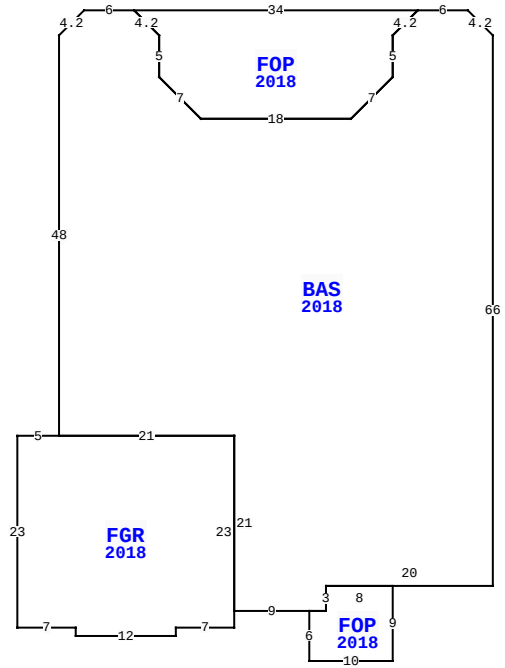
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,886	100	2018	2,886	395,284
FGR	610	55	2018	336	46,020
FOP	84	30	2018	25	3,425
FOP	348	30	2018	104	14,245
TOTALS	3,928			3,351	458,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,351	108.6520	143.42	480,600	2018	2018	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2020 Heated Area: 2886 HX Base Yr 2020



45653 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		506,824
TOTAL MARKET OB/XF VALUE		16,999
TOTAL LAND VALUE - MARKET		67,635
TOTAL MARKET VALUE		591,458
SOH/AGL Deduction		172,656
ASSESSED VALUE		418,802
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		368,080
TOTAL JUST VALUE		591,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004077	CO ISSUED	0	07/25/2018
17006974	GARAGE	63,185	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1984/0080	5/29/2015	WD	Q	V	01	28,000
GRANTOR: MCANINCH TERRIE L						
GRANTEE: ANDERSON JOSEPH M &						
1980/1574	5/20/2015	QC	U	V	11	100
GRANTOR: MCANINCH MARKHAM J						
GRANTEE: MCANINCH TERRIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W6 FOP=[YR=2018] W34 D3 R3 S5 D5 R5 E18 U5 R5 N5 R3 U3 $ D3 L3 S5 D5 L5 W18 U5 L5 N5 U3 L3 W6 D3 L3 S48 FGR=[YR=2018] W5 S23 E7 S1 E12 N1 E7 N23 W21$ E21 S21 E9 FOP=[YR=2018] S6 E10 N9 W8 S3 W2$ E2 N3 E20 N66 $.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	3,920	
2	0812	CONCRETE C	0	100	0	0	3,371.00	SF	4.00	4.00	100	2018	2018	3	97	13,079	

LAND DESCRIPTION

TOTAL OB/XF 16,999

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	000100	C	RES	100		OR	0.00	0.00	1.67	AC		1.00	1.00	0.90	45,000.00	40,500.00	67,635							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.67 Total Land Value: 67,635 Market: 0 Agricultural: 0 Common: 67,635 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

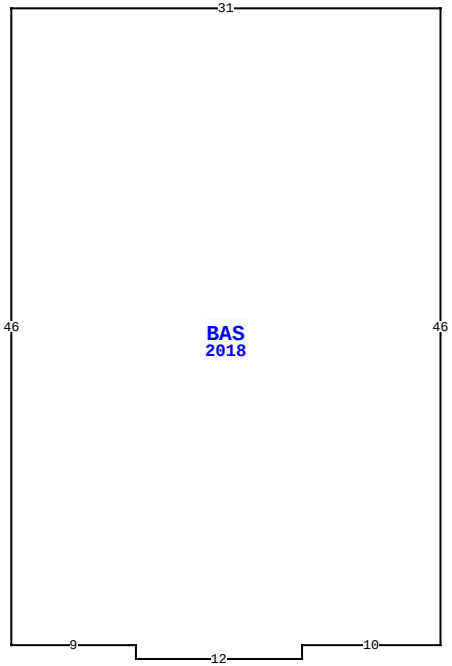
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	2018	1,438	47,851
TOTALS	1,438			1,438	47,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,438	95.6800	35.40	50,905	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2020 Heated Area: 1438 HX Base Yr 2020



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1980/1574	5/20/2015	QC	U	V	11	100
GRANTOR: MCANINCH MARKHAM J						
GRANTEE: MCANINCH TERRIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W31 S46 E9 S1 E12 N1 E10 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.67 Total Land Value: 67,635 Market: 0 Agricultural: 0 Common: 67,635 PRINTED 07/30/2025 BY SYS