

PT SW1/4 OF SEC 3-2N-25E
IN OR 2028/167 (EX UTIL
ESMT IN OR 1534/1555)

HALL JON STUART &/BURKE LESLIE CAROL
45570 MUSSELWHITE RD
CALLAHAN, FL 32011

2025

03-2N-25-0000-0001-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 100
Air Condition	06	ENG CENTRL 100
Heating Type	10	ENG H WATR 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8026.00	

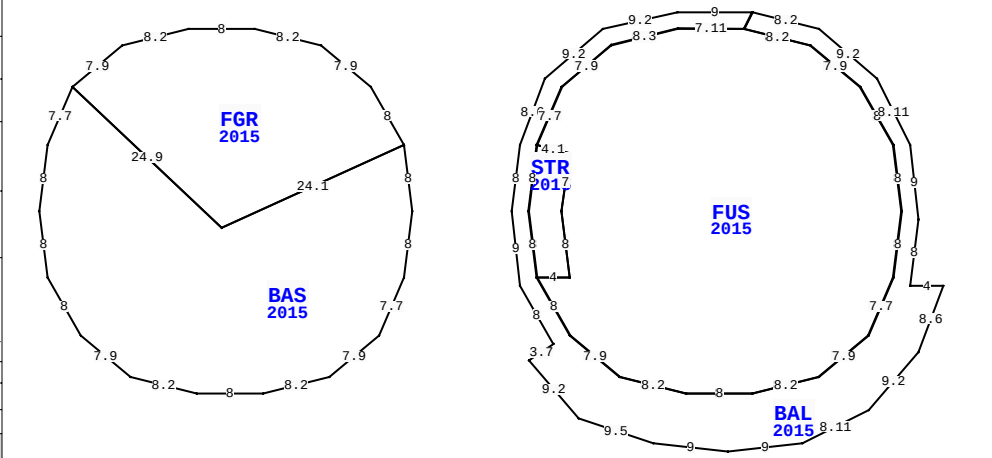
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	567	15	2015	85	12,939
BAS	1,036	100	2015	1,036	157,697
FGR	585	55	2015	322	49,014
FUS	1,559	100	2015	1,559	237,307
STR	63	10	2015	6	913

TOTALS	3,810			3,008	457,870
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	37.50	37.50
2	0681	POLE SHED	0 100	10	12	120.00	SF	15.00	15.00
3	0681	POLE SHED	0 100	4	12	48.00	SF	15.00	15.00
4	0201	BARN WD 10	0 100	0	0	2,280.00	SF	17.00	17.00
5	0201	BARN WD 10	0 100	40	60	2,400.00	SF	17.00	17.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	12.19
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	5.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.19

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,008	100.3536	158.56	476,948	2015	2015	0	0	4.00	96.00
1 SFR CUST - 100% - 2016				Heated Area: 2595				HX Base Yr 2016			



45570 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	10/18/2024

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					457,870				
TOTAL MARKET OB/XF VALUE					61,709				
TOTAL LAND VALUE - MARKET					294,255				
TOTAL MARKET VALUE					571,039				
SOH/AGL Deduction					144,344				
ASSESSED VALUE					426,695				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					375,973				
TOTAL JUST VALUE					813,834				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					776,965				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14468	MECH OTHER	0	04/01/2009
B21235	AG BARN	0	03/01/2008
B21236	AG BARN	0	03/01/2008
R10899	REPAIR/RRF	32,700	12/01/2007
E20274	ELEC OTHER	2,000	11/01/2007
P12768	OTHER	0	10/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2028/0167	4/28/2016	QC	U	I	11	100	
GRANTOR: HALL JON S &							
GRANTEE: HALL JON STUART & L							
1461/1314	11/28/2006	WD	Q	V		324,000	
GRANTOR: GREEN DONALD T							
GRANTEE: HALL JON S & LESLIE							

BUILDING NOTES									

BUILDING DIMENSIONS									
FUS=[YR=2015;ORIG=67,-2] U7R3 U5R6 U2R8 E8 D2R8 D5R6 D7R4 D8R1 D8L1 D7L3 D5L6 D2L8 W8 U2L8 U5L6 U7L4 E4 U8L1 U7R1 U1L4 \$									
BAS=[YR=2015;ORIG=11,-9] D17R18 U10R22 D8R1 D8L1 D7L3 D5L6 D2L8 W8 U2L8 U5L6 U7L4 U8L1 U8R1 U7R3 \$									
FGR=[YR=2015;ORIG=33,-16] D2R8 D5R6 D7R4 D10L22 U17L18 U5R6 U2R8 E8 \$									
BAL=[YR=2015;ORIG=69,22] U7L4 U9L1 U8R1 U8R3 U6R7 U2R9 E9 D2L1 U0.1L7.11 D2L8.1 D5.1L5.11 D7L3 D8L1 D8R1 D7R4 D5R6 D2R8 E8 U2R8 U5R6 U7R3 U8R1 U8L1 U7L4 U5L6 U2L8 U2R1 D2R8 D6R7 D8R4 D9R1 D8L1 E4 D8L3 D7L6 D4L8 D1L9 U1L9 U3L9 U7L6 U2R3 \$									
STR=[YR=2015;ORIG=66,6] U8R1 D1R4 D7L1 D8R1 W4 U8L1 \$									

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
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3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	5.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.19