IN OR 1252/115
ESMT OR 1517/1778

SAVAGE JAMES & KIMBERLY
P O BOX 345
CALLAHAN, FL 32011

2025

03-2N-25-0000-0002-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

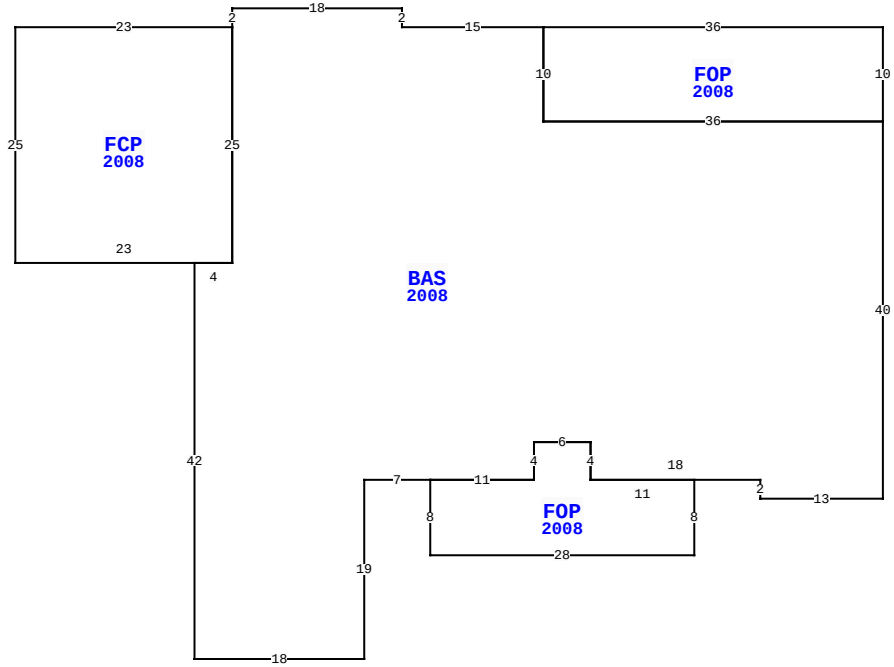
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,424	100	2008	3,424	520,181
FCP	575	25	2008	144	21,877
FOP	248	30	2008	74	11,242
FOP	360	30	2008	108	16,408
TOTALS	4,607			3,750	569,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,750	103.9500	164.24	615,900	2008	2008	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2009 Heated Area: 3424 HX Base Yr 2009



45710 MUSSLEWHITE RD, CALLAHAN

BLD DATE	03/03/2023 0	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		604,962
TOTAL MARKET OB/XF VALUE		18,545
TOTAL LAND VALUE - MARKET		190,650
TOTAL MARKET VALUE		814,157
SOH/AGL Deduction		435,231
ASSESSED VALUE		378,926
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		328,204
TOTAL JUST VALUE		814,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		780,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009817	ADDITION	71,700	01/01/2019
M13251	MECH OTHER	0	09/01/2007
E19926	ELEC OTHER	2,000	08/01/2007
P12542	OTHER	0	07/01/2007
C19986	CO ISSUED	0	05/01/2007
R10413	REPAIR/RRF	1,600	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/0115	8/10/2004	WD	Q	V		138,000

GRANTOR: G & H LAND DEVELOPMEN
GRANTEE: SAVAGE JAMES & KIMB

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W36 BAS=[YR=2008] W15 N2 W18 S2 FCP=[YR=2008] W23 S25 E23 N25 $ S25 W4 S42 E18 N19 E7 FOP=[YR=2008] S8 E28 N8 W11 N4 W6 S4 W11$ E11 N4 E6 S4 E18 S2 E13 N40 W36 N10 $ S10 E36 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	2,071.00	SF	4.00	4.00	100	2008	2008	3	88	7,290	
3	0811	CONCRETE B	0	100	0	0	1,600.00	SF	5.20	5.20	100	2019	2019	3	97	8,070	

LAND DESCRIPTION

TOTAL OB/XF 18,545

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	0006	OR	0.00	0.00	12.30	AC		1.00	1.00	1.00	15,500.00	15,500.00	190,650							

REVIEW DATE 06/30/2020 BY KB Total Acres: 12.30 Total Land Value: 190,650 Market: 0 Agricultural: 0 Common: 190,650 PRINTED 07/30/2025 BY SYS

IN OR 1252/115
ESMT OR 1517/1778

SAVAGE JAMES & KIMBERLY
P O BOX 345
CALLAHAN, FL 32011

2025

03-2N-25-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

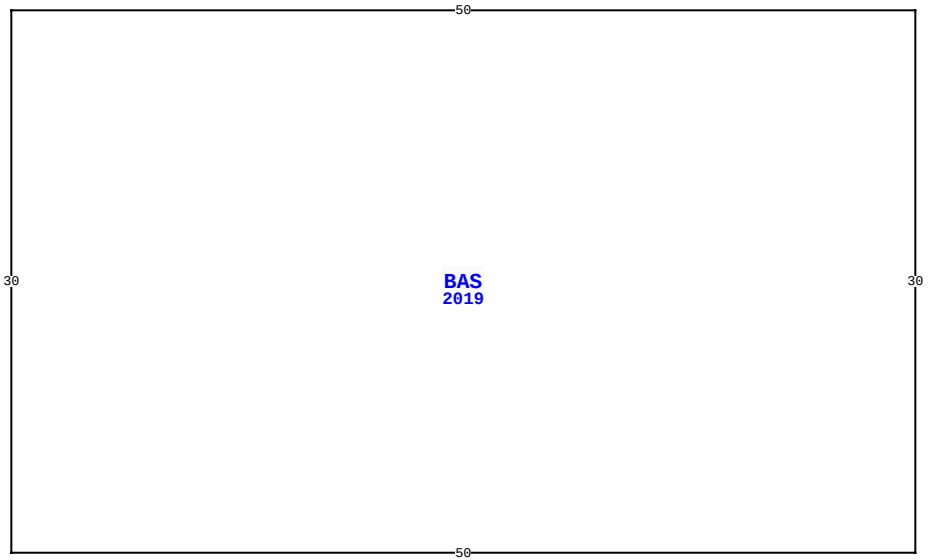
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2019	1,500	35,255
TOTALS	1,500			1,500	35,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	66.8610	24.74	37,110	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2009 Heated Area: 1500 HX Base Yr 2009



45710 MUSSLEWHITE RD, CALLAHAN

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TOTAL JUST VALUE		814,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		780,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
WE00507	OTHER	0	05/01/2007
B19986	NEW CONSTR	301,290	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/0115	8/10/2004	WD	Q	V		138,000

GRANTOR: G & H LAND DEVELOPMEN
GRANTEE: SAVAGE JAMES & KIMB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W50 S30 E50 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

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 06/30/2020 BY KB Total Acres: 12.30 Total Land Value: 190,650 Market: 0 Agricultural: 0 Common: 190,650 PRINTED 07/30/2025 BY SYS