

EWING COURTNEY MAE-IRENE/EWING DESTIN CHASE
45619 MUSSLEWHITE RD
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

19COMMON BRK 100

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

13LVT/LAMNT 100

03CENTRAL 100

04AIR DUCTED 100

3100

1100

02WOOD FRAME 100

1.1.100

0100

NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

04Quality Level 04

0100SINGLE FAMILY

MKT AREA08

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,378

100

1993

1,378

181,512

BAS

44

100

2011

44

5,796

DKC

300

10

2020

30

3,952

FOP

240

30

1993

72

9,484

TOTALS

1,962

1,524

200,744

EXTRA FEATURES

L N

OBI/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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

06/13/2021

BY

KB

Total Acres:

2.05

Total Land Value:

71,750

Market:

0

Agricultural:

0

Common:

71,750

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0900

01

1,524

131.7330

173.89

265,008

1967

1995

0

0

0

24.25

75.75

1 SNGL FAM - 100% - 2025Heated Area: 1422HX Base Yr 2025

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE200,744

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET71,750

TOTAL MARKET VALUE272,494

SOH/AGL Deduction0

ASSESSED VALUE272,494

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE221,772

TOTAL JUST VALUE272,494

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE263,732

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSNCDSALE PRICE

2704/6083/25/2024WDQI01325,000

GRANTOR: HEARN JOEY E & JODIE

GRANTEE: EWING DESTIN CHASE

2699/5913/12/2024QCUI11100

GRANTOR: EDWARDS EVAN W & ALIS

GRANTEE: HEARN JOEY E & JODI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W11 BAS=[YR=1993] W13 DKC=[YR=2020] N10 W30 S10 E30\$ W33 S26 E14 FOP=[YR=1993] S6 E30 N8 W30 S2\$ N2 E30 S2 E13 N22 W11 N4\$ S4 E11 N4\$.