PT W1/2 OF SW1/4 OF NW1/4 &
PT W1/2 OF NW1/4 OF SW1/4
BEING ONLY PT LYING W OF

BENNETTS PROPERTY SERVICES INC
P O BOX 8918
JACKSONVILLE, FL 32239

2025

03-2N-25-0000-0004-0020

BUILDING CHARACTERISTICS

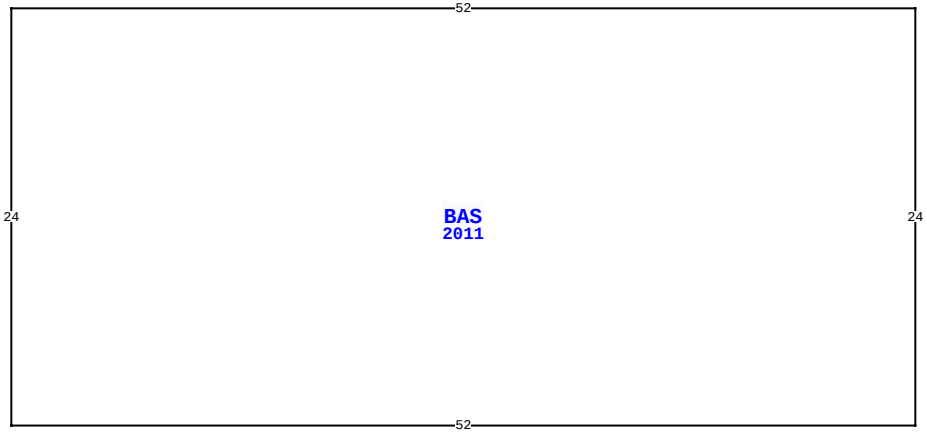
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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
BAS	1,248	100	2011	1,248	36,661
TOTALS	1,248			1,248	36,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	122.4000	97.92	122,204	1986	1996	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



45611 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	12/31/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	36,661
TOTAL MARKET OB/XF VALUE	14,675
TOTAL LAND VALUE - MARKET	185,200
TOTAL MARKET VALUE	122,200
SOH/AGL Deduction	0
ASSESSED VALUE	122,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,200
TOTAL JUST VALUE	236,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/1539	9/24/2021	WD	Q	I	01	350,000
GRANTOR: MUSSLEWHITE NAN & DAL						
GRANTEE: BENNETT'S PROPERTY						
1317/0302	5/11/2005	PR	U	I	19	100
GRANTOR: MUSSLEWHITE NAN P/R						
GRANTEE: MUSSLEWHITE NAN ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W52 S24 E52 N24$.

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	0751	UOP	0	0	8	28	224.00	SF	10.00	10.00	100	1990	1990	3	20	448	
2	0511	GARAGE CB-	0	0	26	24	624.00	SF	40.00	40.00	100	1990	1990	3	57	14,227	

LAND DESCRIPTION

TOTAL OB/XF 14,675

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.84	AC		1.00	1.00	1.00	225.00	225.00	864							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.84	AC		1.00	1.00	1.00	30,000.00	30,000.00	115,200							

REVIEW DATE 07/25/2022 BY TWA Total Acres: 5.84 Total Land Value: 70,864 Market: 115,200 Agricultural: 864 Common: 70,000 PRINTED 07/30/2025 BY SYS