

LOT 2
BELLAMY POINT OR 2251/722

SIMMONS JASON E
45504 MUSSLEWHITE RD
CALLAHAN, FL 32011

2025

04-2N-25-0211-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	20	FACE BRICK 80		0900	01	2,327	104.2720	137.64	320,288	2019	2019	0	0	0	3.40	96.60	VALUATION BY				STANDARD								
Exterior Wall	30	VINYL 20		1 SNGL FAM - 100% - 2020														Heated Area: 2158				HX Base Yr 2020							
Roof Structure	03	GABLE/HIP 100																BUILDING MARKET VALUE				309,398							
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE				67,325							
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET				49,950							
Interior Floo	08	SHT VINYL 70																TOTAL MARKET VALUE				426,673							
Interior Floo	14	CARPET 30																SOH/AGL Deduction				170,105							
Air Condition	03	CENTRAL 100																ASSESSED VALUE				256,568							
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE				HX HB 50,722							
Bedrooms	4	100																BASE TAXABLE VALUE				205,846							
Bathrooms	2	100																TOTAL JUST VALUE				426,673							
Frame Stories	02	WOOD FRAME 100																NCON VALUE				0							
	1.	1. 100																INCOME VALUE											
Units	0	100																PREVIOUS YEAR MKT VALUE				411,312							
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
	0100	SINGLE FAMILY																											
	MAP NUM	MKT AREA		08																									
	NEIGHBORHOOD/LOC	8033.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,158	100	2019	2,158	286,928																								
FOP	180	30	2019	54	7,180																								
FOP	244	30	2019	73	9,706																								
UOP	208	20	2020	42	5,584																								
TOTALS	2,790			2,327	309,398																								
EXTRA FEATURES						45504 MUSSLEWHITE RD, CALLAHAN												BLD DATE		LGL DATE		05/01/2025		MLU					
						XF DATE		LAND DATE																					
						INC DATE		AG DATE																					
L N	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	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	2019	2019	3	97	1,419													
2	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2020	2020	3	90	29,988													
3	0855	CONC PAVER	0	100	0	0	1,208.00	SF	10.00	10.00	100	2020	2020	3	98	11,838													
4	0911	SCRN RM A	0	100	0	0	1,600.00	SF	17.50	17.50	100	2020	2020	3	86	24,080													