LOT 5
BELLAMY POINT OR 2251/722

BENNETT ROBERT J & STACIE
45480 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2025

04-2N-25-0211-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

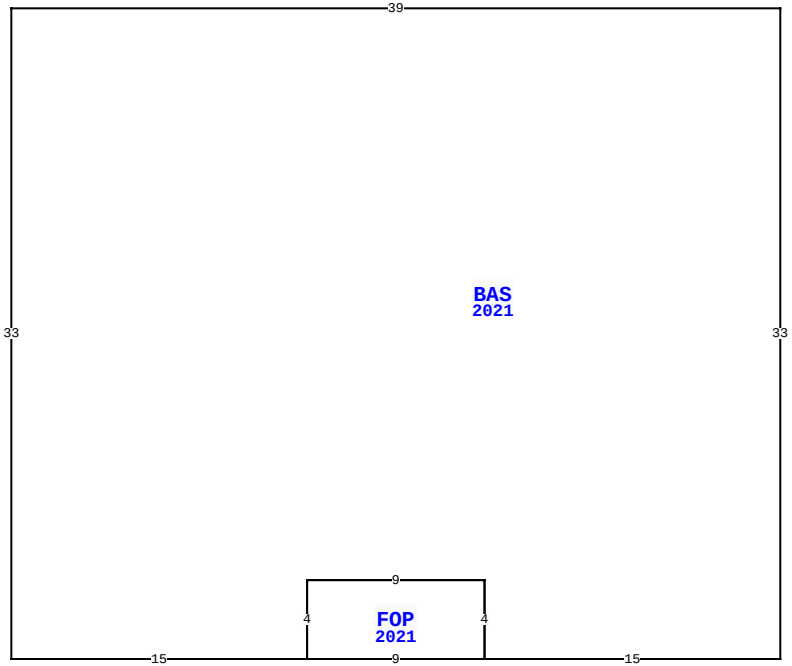
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	8033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,251	100	2021	1,251	194,233
FOP	36	30	2021	11	1,708
TOTALS	1,287			1,262	195,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,262	118.8720	156.91	198,020	2021	2021	0	0	0	1.05	98.95

1 SNGL FAM – 100% - 2022 Heated Area: 1251 HX Base Yr 2022



45480 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		204,884
TOTAL MARKET OB/XF VALUE		2,252
TOTAL LAND VALUE - MARKET		49,950
TOTAL MARKET VALUE		257,086
SOH/AGL Deduction		44,499
ASSESSED VALUE		212,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,865
TOTAL JUST VALUE		257,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014668	CARPORT	22,455	10/25/2021
21001008	CO ISSUED	0	09/21/2021
21001008	NEW CONSTR	154,501	01/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/510	5/01/2023	QC	U	I	11	85,100
GRANTOR: BENNETT ROBERT J &						
GRANTEE: BENNETT ROBERT J &						
2387/0870	8/27/2020	WD	Q	V	01	47,300
GRANTOR: PREMIER HOMES OF N FL						
GRANTEE: BENNETT ROBERT J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W39 S33 E15 FOP=[YR=2021] E9 N4 W9 S4$ N4 E9 S4 E15 N33$.

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	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	2021	2021	3	99	2,252	

LAND DESCRIPTION

TOTAL OB/XF 2,252

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		OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,950							

REVIEW DATE 04/01/2022 BY HS Total Acres: 1.11 Total Land Value: 49,950 Market: 0 Agricultural: 0 Common: 49,950 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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

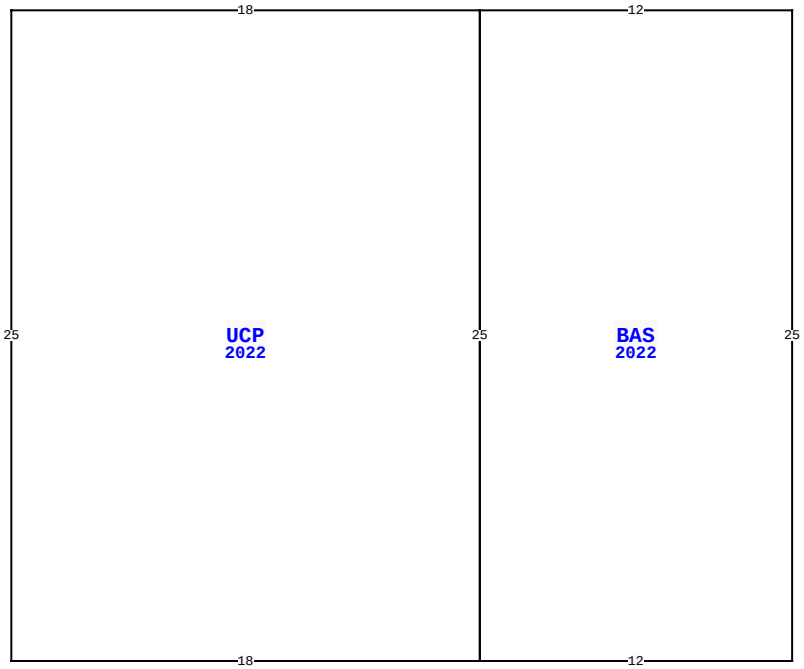
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	2022	300	6,880
UCP	450	20	2022	90	2,064
TOTALS	750			390	8,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	390	63.2500	23.40	9,126	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 300 HX Base Yr 2022



45480 MUSSLEWHITE RD, CALLAHAN

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GRANTOR: PREMIER HOMES OF N FL						
GRANTEE: BENNETT ROBERT J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 UCP=[YR=2022] W18 S25 E18 N25$ S25 E12 N25$.

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

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