

PT OF SECS 08-2N-25E,09-2N-25E
16-2N-25E & 17-2N-25E
IN OR 607/528

BRADDOCK LISSA K
45206 MUSSLEWHITE ROAD
CALLAHAN, FL 32011-3568

2025

08-2N-25-0000-0004-0000



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	PAGE 1 of 2 6														
Exterior Wall	19	COMMON BRK 90	0900	01	4,248	106.7440	140.90	598,543	1978	1996	0	0	0	22.53	77.47	VALUATION BY STANDARD													
Exterior Wall	30	VINYL 10	1 SNGL FAM - 100% - 1999													Tax Group: 6 Tax Dist:													
Roof Structure	03	GABLE/HIP 100	Heated Area: 3752													BUILDING MARKET VALUE 481,950													
Roof Cover	03	COMP SHNGL 100	HX Base Yr 1999													TOTAL MARKET OB/XF VALUE 102,373													
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 154,635													
Interior Floor	13	LVT/LAMNT 50														TOTAL MARKET VALUE 738,958													
Interior Floor	14	CARPET 50														SOH/AGL Deduction 359,585													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 379,373													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE HX HB WX 55,722													
Bedrooms	5	100														BASE TAXABLE VALUE 323,651													
Bathrooms	4	100														TOTAL JUST VALUE 738,958													
Frame	02	WOOD FRAME 100														NCON VALUE 0													
Stories	2.	2. 100														INCOME VALUE													
Units	0	100														PREVIOUS YEAR MKT VALUE 692,876													
Occupancy	00	NONE 100	GR/UT (15X31) + PL SHED (45X31) ARE ATTACHED AT RE																										
Quality			03	Quality Level 03													PERMIT NUM DESCRIPTION AMT ISSUED												
DOR CODE			0100	SINGLE FAMILY													19003406 REPAIR/RRF 14,350 04/25/2019												
MAP NUM			MKT AREA 08													B1633079 SWIM POOL 51,000 09/01/2016													
NEIGHBORHOOD/LOC			8026.00													M951315 H/AC 0 09/01/1995													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													8719 ADDITION 0 03/03/1993											
BAL	90	15	1998	14	1,528																								
BAS	1,242	100	1993	1,242	135,571																								
BAS	1,322	100	1998	1,322	144,303																								
FGR	560	55	1993	308	33,620																								
FOP	180	30	1993	54	5,895																								
FST	98	55	1993	54	5,895																								
FUS	1,188	100	1998	1,188	129,676																								
PTO	144	5	2009	7	764																								
PTO	648	5	2009	32	3,493																								
STP	270	10	2009	27	2,947																								
TOTALS	5,742			4,248	463,691																								
EXTRA FEATURES						45206 MUSSLEWHITE RD, CALLAHAN												BLD DATE 05/11/2010 KW LGL DATE 05/09/2025 MLU											
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	0812	CONCRETE C	0	100	0	0	2,916.00	SF	4.00	4.00	100	1993	1993	3	64	7,465													
2	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50	6.50	100	2000	2000	3	77	2,302													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800													
4	0861	POOL GUNIT	0	100	0	0	920.00	SF	85.00	85.00	100	2016	2016	3	78	60,996													
5	0855	CONC PAVER	0	100	0	0	1,600.00	SF	10.00	10.00	100	2016	2016	3	95	15,200													
6	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	100	2016	2016	3	78	7,114													
7	0510	GARAGE WD-	0	100	15	31	465.00	SF	24.85	24.85	100	1970	1970	3	20	2,311													
8	0681	POLE SHED	0	100	45	31	1,395.00	SF	15.00	15.00	100	1970	1970	3	20	4,185													
TOTAL OB/XF 102,373																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	100	0004	OR	0.00	0.00	7.93	AC		1.00	1.00	1.00	19,500.00	19,500.00	154,635												
REVIEW DATE 01/10/2024 BY KW Total Acres: 7.93 Total Land Value: 154,635 Market: 0 Agricultural: 0 Common: 154,635 PRINTED 07/30/2025 BY SYS																													

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