PT OF SW1/4 OF SEC 9-2N-25E
IN OR 2217/1746

COX ALLEN J & BRITTANY R
45220 MUSSLEWHITE RD
CALLAHAN, FL 32011

2025

09-2N-25-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

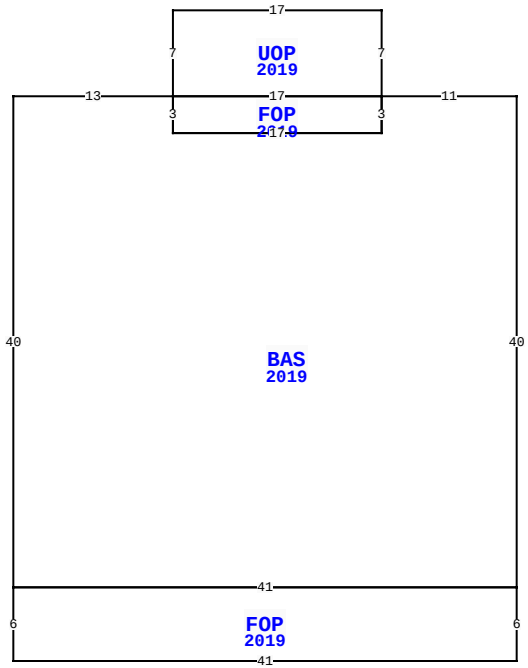
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	2019	1,589	205,350
FOP	51	30	2019	15	1,938
FOP	246	30	2019	74	9,563
UOP	119	20	2019	24	3,102
TOTALS	2,005			1,702	219,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,702	99.9000	131.87	224,443	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 1589 HX Base Yr 2020



45220 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		238,137
TOTAL MARKET OB/XF VALUE		681
TOTAL LAND VALUE - MARKET		105,385
TOTAL MARKET VALUE		344,203
SOH/AGL Deduction		137,663
ASSESSED VALUE		206,540
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,818
TOTAL JUST VALUE		344,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000207	CO ISSUED	0	03/22/2019
18000207	NEW CONSTR	195,009	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/1746	8/13/2018	WD	Q	V	01	80,000
GRANTOR: BENNETT'S PROPERTY SE						
GRANTEE: COX ALLEN J & BRITT						
2210/0245	7/09/2018	WD	U	V	11	100
GRANTOR: BENNETT'S PROPERTY SE						
GRANTEE: BENNETT'S PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W11 S3 W17 N3 W13 S40 E41 N40 $
FOP=[YR=2019;ORIG=-41,40] S6 E41 N6 W41 $
UOP=[YR=2019;ORIG=-11,0] N7 W17 S7 E17 $
FOP=[YR=2019;ORIG=-28,0] S3 E17 N3 W17 $
.

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	108.00	SF	6.50	6.50	100	2019	2019	3	97	681	

LAND DESCRIPTION

TOTAL OB/XF 681

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	3.49	AC		1.00	1.00	1.00	30,000.00	30,000.00	104,700							
2	009630	C	SWAMP	100		OR	0.00	0.00	1.37	AC		1.00	1.00	1.00	500.00	500.00	685							

REVIEW DATE 07/15/2019 BY KB Total Acres: 4.86 Total Land Value: 105,385 Market: 0 Agricultural: 0 Common: 105,385 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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	03	Quality Level 03

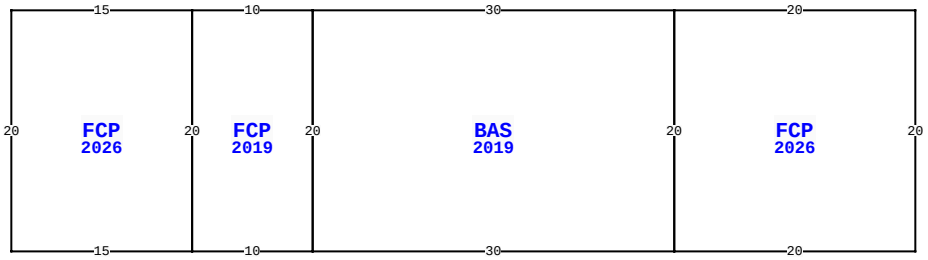
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2019	600	13,224
FCP	200	25	2019	50	1,102
FCP	300	25	2026	75	1,653
FCP	400	25	2026	100	2,204
TOTALS	1,500			825	18,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	825	62.7000	23.20	19,140	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2020 Heated Area: 600 HX Base Yr 2020



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GRANTOR: BENNETT'S PROPERTY SE						
GRANTEE: BENNETT'S PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W30 S20 E30 N20 $
FCP=[YR=2019;ORIG=-30,0] W10 S20 E10 N20 $
FCP=[YR=2026;ORIG=0,0] E20 S20 W20 N20 $
FCP=[YR=2026;ORIG=-55,0] E15 S20 W15 N20 $
.

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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