

LOT 1
MUSSLEWHITE ESTATES
OR 2288/1491

HYGEMA ETHAN LUKE & TALLI LEE ANN
45228 MUSSLEWHITE RD
CALLAHAN, FL 32011

2025

09-2N-25-0377-0001-0000



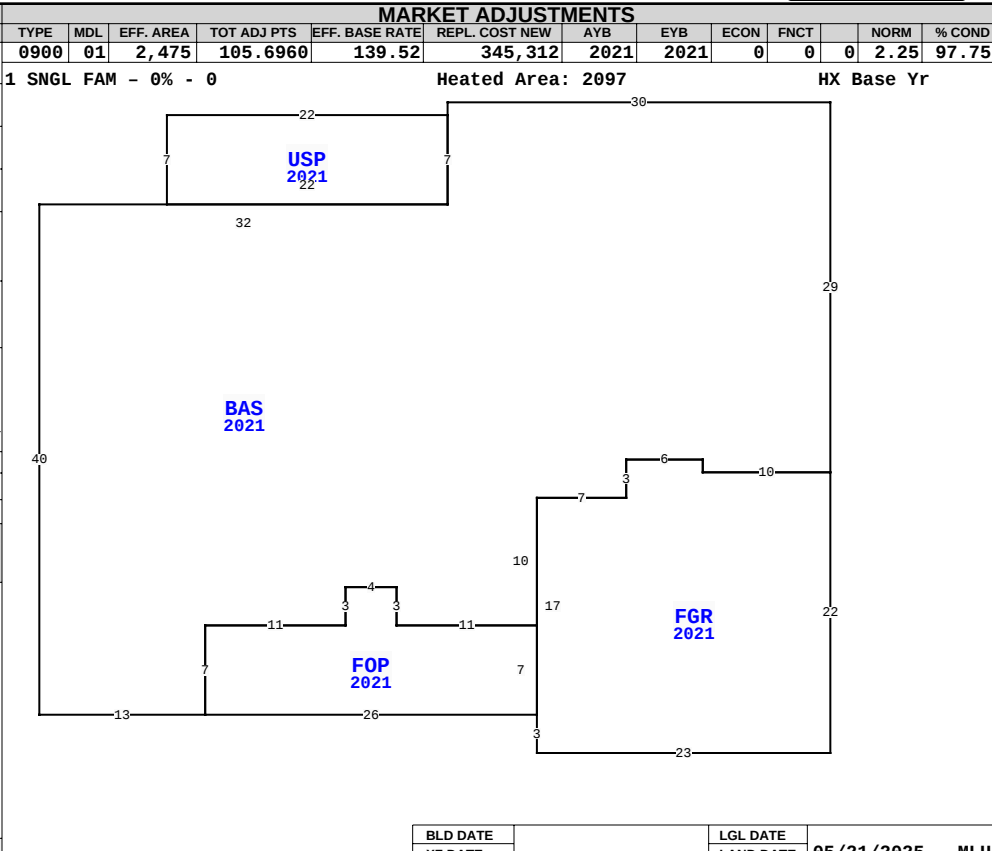
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,097	100	2021	2,097	285,990
FGR	498	55	2021	274	37,368
FOP	194	30	2021	58	7,910
USP	154	30	2021	46	6,274
TOTALS	2,943			2,475	337,542

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	632.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.93
2	009605	C	WETLANDS	0		OR	0.00	0.00	3.07



45228 MUSSLEWHITE RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					346,826				
TOTAL MARKET OB/XF VALUE					3,254				
TOTAL LAND VALUE - MARKET					108,825				
TOTAL MARKET VALUE					458,905				
SOH/AGL Deduction					32,563				
ASSESSED VALUE					426,342				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					426,342				
TOTAL JUST VALUE					458,905				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					419,884				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002961	ADDITION	26,347	02/23/2022
21012570	ADDITION	4,512	09/20/2021
20004322	CO ISSUED	0	02/09/2021
20004322	NEW CONSTR	275,522	05/20/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/ V	/ I	RSN CD	SALE PRICE
2347/1436	3/17/2020	WD	Q	V		01	85,000
GRANTOR: BENNETTS PROPERTY SER							
GRANTEE: HYGEMA ETHAN LUKE &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W30 S1 USP=[YR=2021] W22 S7 E22 N7\$ S7 W32 S40 E13 FOP=[YR=2021] E26 FGR=[YR=2021] S3 E23 N22 W10 N1 W6 S3 W7 S17\$ N7 W11 N3 W4 S3 W11 S7\$ N7 E11 N3 E4 S3 E11 N10 E7 N3 E6 S1 E10 N29\$.									

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