LOT 2
MUSSLEWHITE ESTATES
OR 2288/1491

SHIPPEE RODNEY L & CRYSTAL L
45236 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2025

09-2N-25-0377-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	06	Quality Level 06

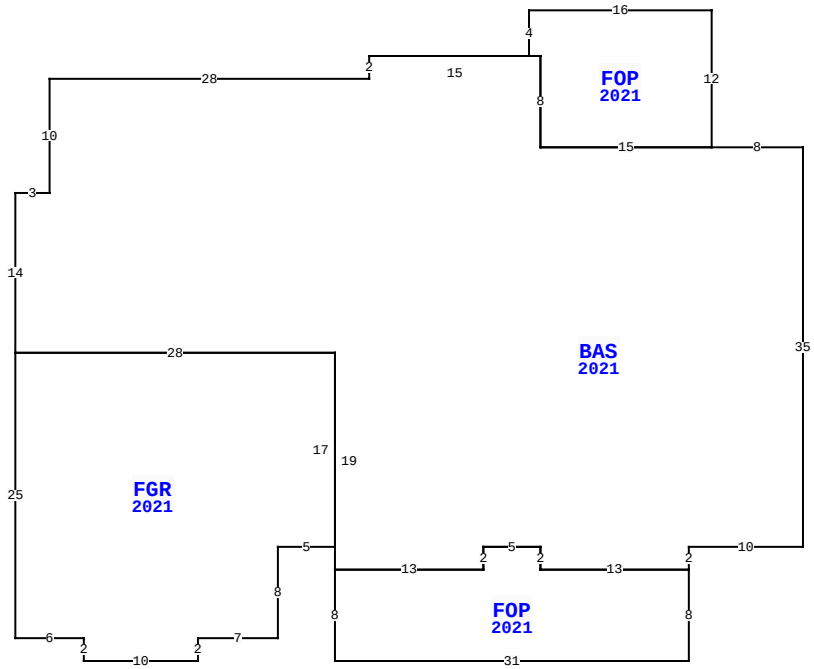
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,267	100	2021	2,267	359,766
FGR	680	55	2021	374	59,352
FOP	184	30	2021	55	8,729
FOP	258	30	2021	77	12,220
TOTALS	3,389			2,773	440,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,773	121.4400	160.30	444,512	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2267 HX Base Yr 2022



45236 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		440,067
TOTAL MARKET OB/XF VALUE		7,043
TOTAL LAND VALUE - MARKET		96,750
TOTAL MARKET VALUE		543,860
SOH/AGL Deduction		210,692
ASSESSED VALUE		333,168
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,446
TOTAL JUST VALUE		543,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005704	CO ISSUED	0	03/31/2021
20005704	NEW CONSTR	315,574	07/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/1020	5/04/2020	WD	Q	V	01	85,000

GRANTOR: BENNETTS PROPERTY SER
GRANTEE: SHIPPEE RODNEY L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W8 FOP=[YR=2021] N12 W16 S4 E1 S8 E15$ W15 N8 W15 S2 W28 S10 W3 S14 FGR=[YR=2021] S25 E6 S2 E10 N2 E7 N8 E5 N17 W28$ E28 S19 FOP=[YR=2021] S8 E31 N8 W13 N2 W5 S2 W13$E13 N2 E5 S2 E13 N2 E10 N35$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0810	CONCRETE A	0	100	0	0	556.00	SF	6.50	6.50	100	2021	2021	3	99	3,578	

LAND DESCRIPTION

TOTAL OB/XF 7,043

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	1.70	AC		1.00	1.00	1.20	45,000.00	54,000.00	91,800							
2	009605	C	WETLANDS	100					3.30	AC		1.00	1.00	1.00	1,500.00	1,500.00	4,950							

REVIEW DATE 04/30/2021 BY KB Total Acres: 5.00 Total Land Value: 96,750 Market: 0 Agricultural: 0 Common: 96,750 PRINTED 07/30/2025 BY SYS