PT LOT 9
IN OR 2447/1867
MUSSLEWHITE ESTATES

ANDERSON EDWARD A & SHERRI L
45302 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2025

09-2N-25-0377-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

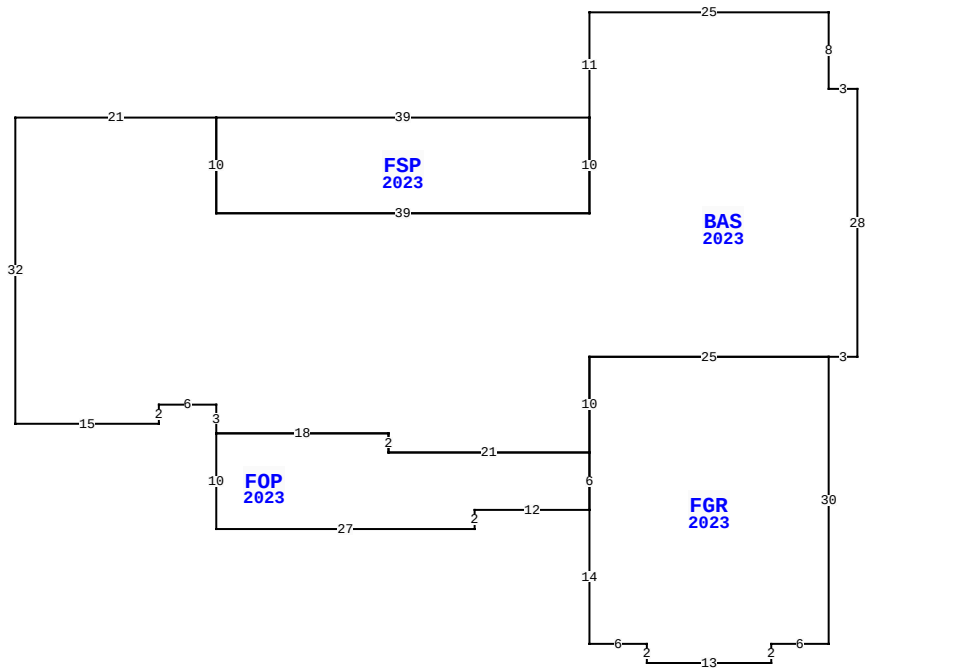
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,583	100	2023	2,583	378,461
FGR	776	55	2023	427	62,564
FOP	324	30	2023	97	14,212
FSP	390	40	2023	156	22,857
TOTALS	4,073			3,263	478,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,263	92.7360	146.52	478,095	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2583 HX Base Yr 2024



45302 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		478,095
TOTAL MARKET OB/XF VALUE		95,762
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		666,257
SOH/AGL Deduction		4,103
ASSESSED VALUE		662,154
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		611,432
TOTAL JUST VALUE		666,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,493

50X80 PL SHED INCLUDES (24X35 SHOP) UNDERNEATH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-05595	FIBERGLASS POOL	30,000	04/28/2023
C21009179	CO		04/21/2023
21011624	XFOB	25,000	09/01/2021
21009179	NEW CONSTR	392,001	07/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/1867	3/31/2021	WD	Q	V	01	80,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: ANDERSON EDWARD A &						
2436/0471	2/23/2021	QC	U	V	11	100
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: BENNETTS PROPERTY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W25 S11 S10 W39 N10 W21 S32 E15 N2 E6 S3 E18 S2 E21 N10 E25 E3 N28 W3 N8 $
FSP=[YR=2023;ORIG=26,21] E39 S10 W39 N10 $
FOP=[YR=2023;ORIG=26,54] E18 S2 E21 S6 W12 S2 W27 N10 $
FGR=[YR=2023;ORIG=90,46] W25 S10 S6 S14 E6 S2 E13 N2 E6 N30 $
.

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	0680	POLE SHED	0	100	80	50	4,000.00	SF	10.00	10.00	100	2023	2021		93	37,200	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
3	0855	CONC PAVER	0	100	48	3	144.00	SF	10.00	10.00	100	2024	2023		100	1,440	
4	0855	CONC PAVER	0	100	0	0	1,680.00	SF	10.00	10.00	100	2024	2023		100	16,800	
5	0866	POOL FIBER	0	100	25	12	300.00	SF	72.00	72.00	100	2024	2023		97	20,952	
6	0855	CONC PAVER	0	100	0	0	1,587.00	SF	10.00	10.00	100	2024	2023		100	15,870	

LAND DESCRIPTION

TOTAL OB/XF 95,762

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	2.20	AC		1.00	1.00	1.20	35,000.00	42,000.00	92,400							

REVIEW DATE 03/07/2023 BY DJ Total Acres: 2.20 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 07/30/2025 BY SYS