OR 723/1629
EX 2-51 & 2-52
RESOLUTION #88-25 IN OR564/498

MUSSEAU BRAXTON
PO BOX 1360
CALLAHAN, FL 32011-1360

2025

13-2N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

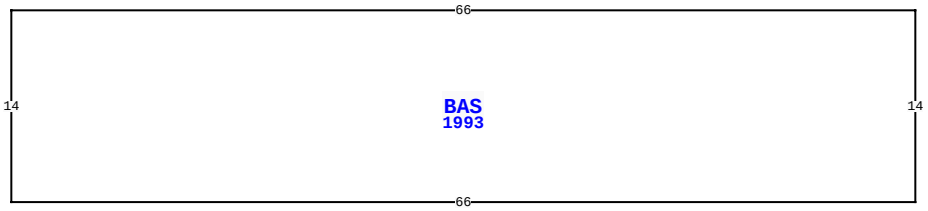
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	21,733
TOTALS	924			924	21,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	98.0000	78.40	72,442	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2010 Heated Area: 924 HX Base Yr 2010



450906 OLD DIXIE HWY, 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		41,653
TOTAL MARKET OB/XF VALUE		17,069
TOTAL LAND VALUE - MARKET		109,920
TOTAL MARKET VALUE		168,642
SOH/AGL Deduction		82,526
ASSESSED VALUE		86,116
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,394
TOTAL JUST VALUE		168,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22751	XFOB	11,751	08/01/2009
B973666	GARAGE	10,549	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0974/1335	3/09/2001	WD	U	I	10	100
GRANTOR: AMERICAN GENERAL FINA						
GRANTEE: MUSSEAU BRAXTON						
0974/1333	3/09/2001	WD	U	V	10	100
GRANTOR: AMERICAN GENERAL FINA						
GRANTEE: MUSSEAU BRAXTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1989	1989	3	20	128	
2	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1997	1997	3	72	16,589	
3	1242	WD DECK A	0	100	8	22	176.00	SF	10.00	10.00	100	1997	1997	3	20	352	

LAND DESCRIPTION

TOTAL OB/XF 17,069

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	0004	OR	0.00	0.00	4.58	AC		1.00	1.00	0.80	30,000.00	24,000.00	109,920							

REVIEW DATE 09/16/2019 BY TWA Total Acres: 4.58 Total Land Value: 109,920 Market: 0 Agricultural: 0 Common: 109,920 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

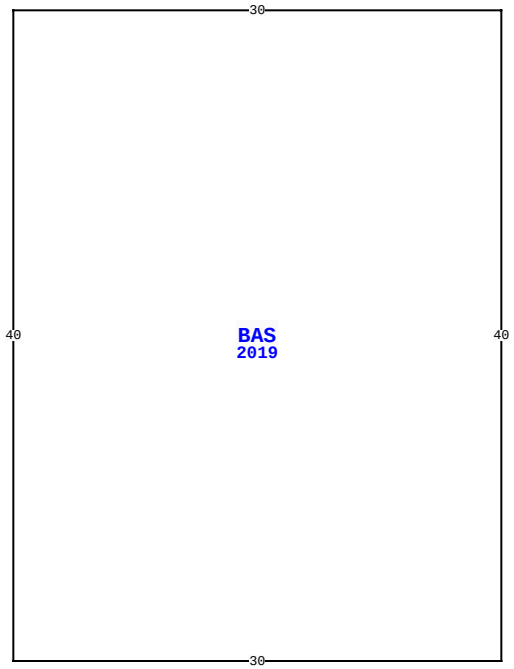
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2019	1,200	19,920
TOTALS	1,200			1,200	19,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	20.75	24,900	2009	2009	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2010 Heated Area: 1200 HX Base Yr 2010



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0974/1333	3/09/2001	WD	U	V	10	100
GRANTOR: AMERICAN GENERAL FINA						
GRANTEE: MUSSEAU BRAXTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S40 E30 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/16/2019 BY TWA Total Acres: 4.58 Total Land Value: 109,920 Market: 0 Agricultural: 0 Common: 109,920 PRINTED 07/30/2025 BY SYS