CASE #10-CP-45 OR 1667/1780
2015 TOWNHOME DW/MH

JOHNSTON PEGGY
45088 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2025

17-2N-25-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

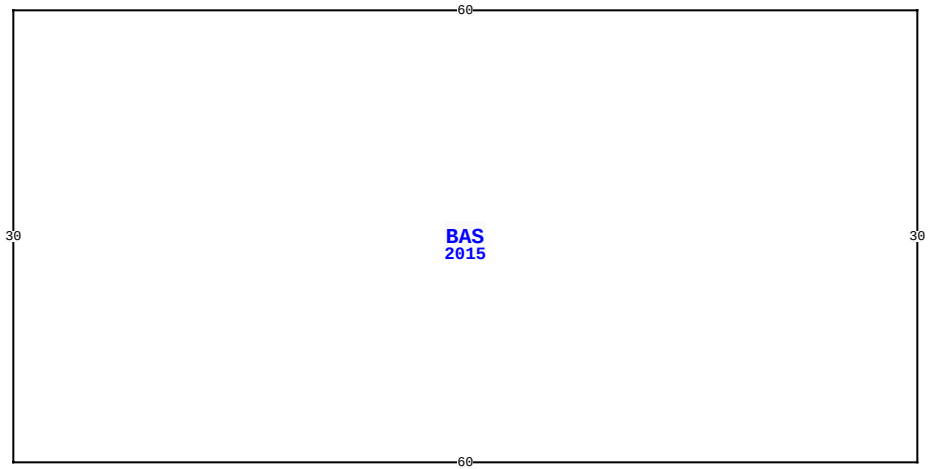
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2015	1,800	146,921
TOTALS	1,800			1,800	146,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	128.0400	108.83	195,894	2015	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 1996 Heated Area: 1800 HX Base Yr 1996



45088 MUSSLEWHITE RD, CALLAHAN

BLD DATE	05/10/2011 JH	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		149,821
TOTAL MARKET OB/XF VALUE		3,669
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		199,970
SOH/AGL Deduction		94,631
ASSESSED VALUE		105,339
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		49,617
TOTAL JUST VALUE		318,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5653	CO ISSUED	0	08/05/2015
MH5653	MH MOVE-ON	0	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0744/1925	11/28/1995	WD	Q	I		56,000
GRANTOR: REWIS MARY E						
GRANTEE: JOHNSTON GARY L						
0316/0530	6/01/1980	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W60 S30 E60 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	38	20	760.00	SF	5.00	5.00	100	2000	2000	3	27	1,026	
2	0810	CONCRETE A	0	100	0	0	528.00	SF	6.50	6.50	100	2000	2000	3	77	2,643	

LAND DESCRIPTION

TOTAL OB/XF 3,669

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 06/03/2021 BY KBA Total Acres: 5.00 Total Land Value: 46,480 Market: 120,000 Agricultural: 1,480 Common: 45,000 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

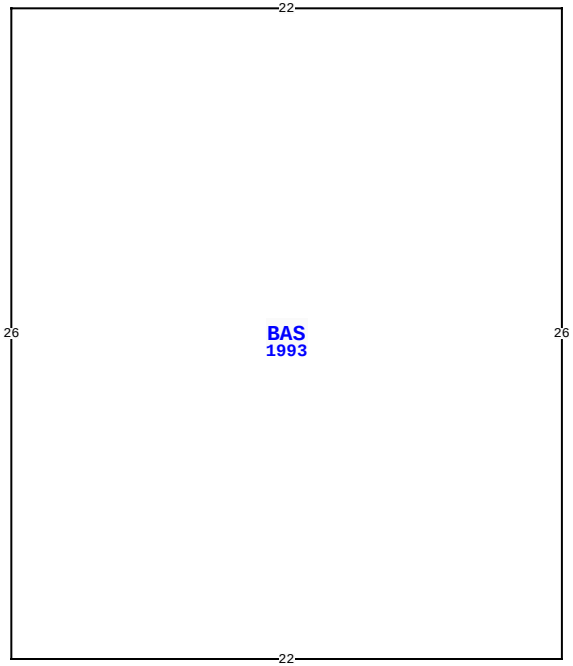
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	1993	572	2,901
TOTALS	572			572	2,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	572	55.4400	25.36	14,506	1981	1981	0	0	0	80.00	20.00

2 STOR WAREH – 0% - 1996 Heated Area: 572 HX Base Yr 1996



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0316/0530	6/01/1980	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S26 E22 N26 $.

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 06/03/2021 BY KBA Total Acres: 5.00 Total Land Value: 46,480 Market: 120,000 Agricultural: 1,480 Common: 45,000 PRINTED 07/30/2025 BY SYS