IN OR 746/978
R672260 & R672261

BEAN LEE R & JACQUELINE G
45072 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2025

17-2N-25-0000-0003-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

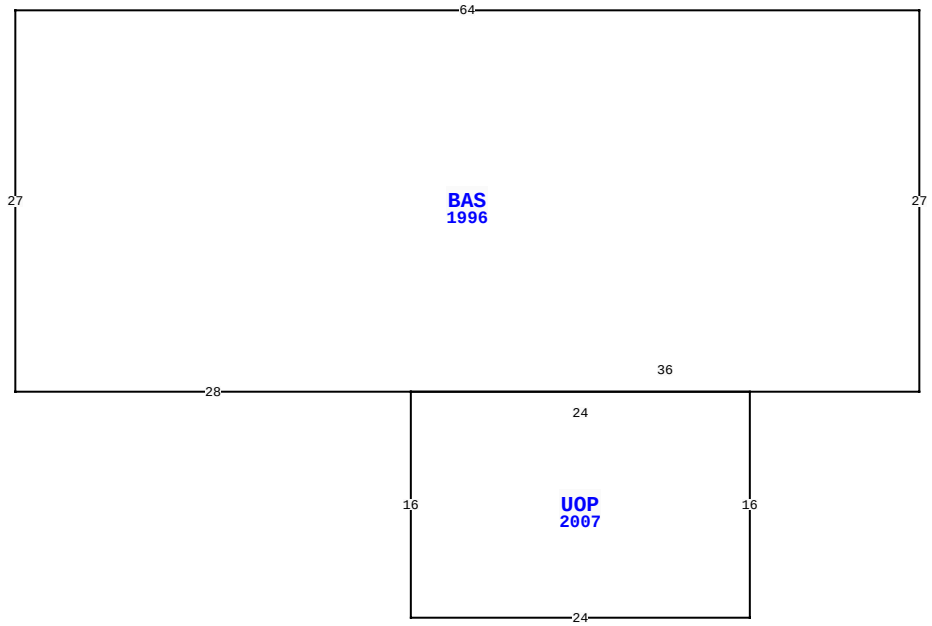
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1996	1,728	54,463
UOP	384	25	2007	96	3,026
TOTALS	2,112			1,824	57,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	123.6000	105.06	191,629	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1997 Heated Area: 1728 HX Base Yr 1997



45072 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		79,759
TOTAL MARKET OB/XF VALUE		3,440
TOTAL LAND VALUE - MARKET		144,000
TOTAL MARKET VALUE		227,199
SOH/AGL Deduction		114,457
ASSESSED VALUE		112,742
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,020
TOTAL JUST VALUE		227,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004784	GARAGE	49,712	07/01/2018
B0617974	SWIM POOL	3,300	06/01/2006
MH951128	MH MOVE-ON	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0746/0978	12/15/1995	WD	Q	V		24,000

GRANTOR: REWIS CHARLES W & LOL
GRANTEE: BEAN LEE R & JACQUE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E28 UOP=[YR=2007] S16 E24 N16 W24$ E36 N27$.

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	1995	1995	3	76	2,660	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2000	2000	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 3,440

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	0006	OR	0.00	0.00	4.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	144,000							

REVIEW DATE 03/05/2019 BY KB Total Acres: 4.80 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 07/30/2025 BY SYS

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CALLAHAN, FL 32011

2025

17-2N-25-0000-0003-0170

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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

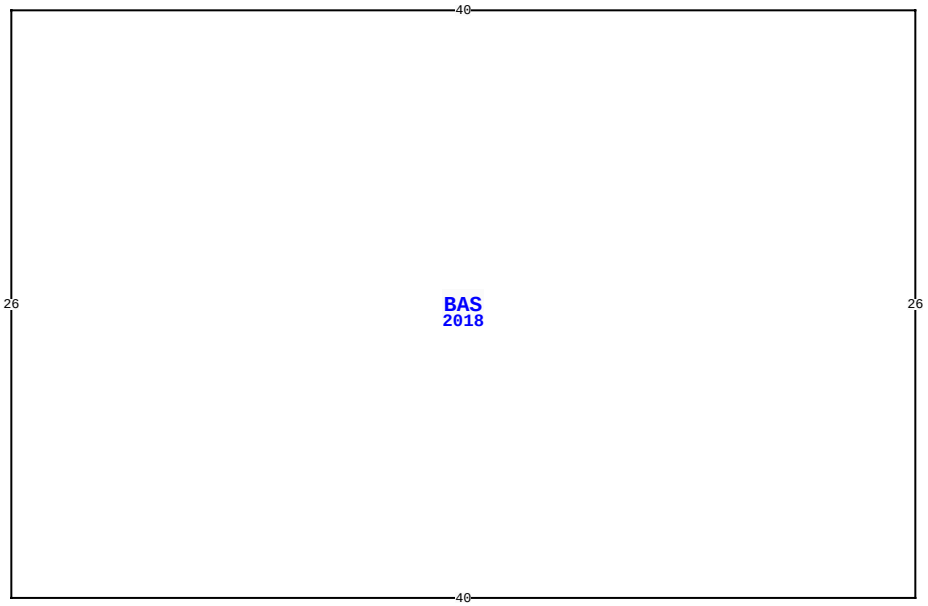
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2018	1,040	22,270
TOTALS	1,040			1,040	22,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	61.5600	22.78	23,691	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 1997 Heated Area: 1040 HX Base Yr 1997



45072 MUSSLEWHITE RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTOR: REWIS CHARLES W & LOL

GRANTEE: BEAN LEE R & JACQUE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S26 E40 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 03/05/2019 BY KB Total Acres: 4.80 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 07/30/2025 BY SYS