PT NE1/4 IN OR 2676/532
(EX OR 2301/1256)
ESMT OR 2293/1210 &

BLAKE KEVIN J & FAYLENE J
45144 MUSSELWHITE ROAD
CALLAHAN, FL 32011-3513

2025

17-2N-25-0000-0003-0210

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

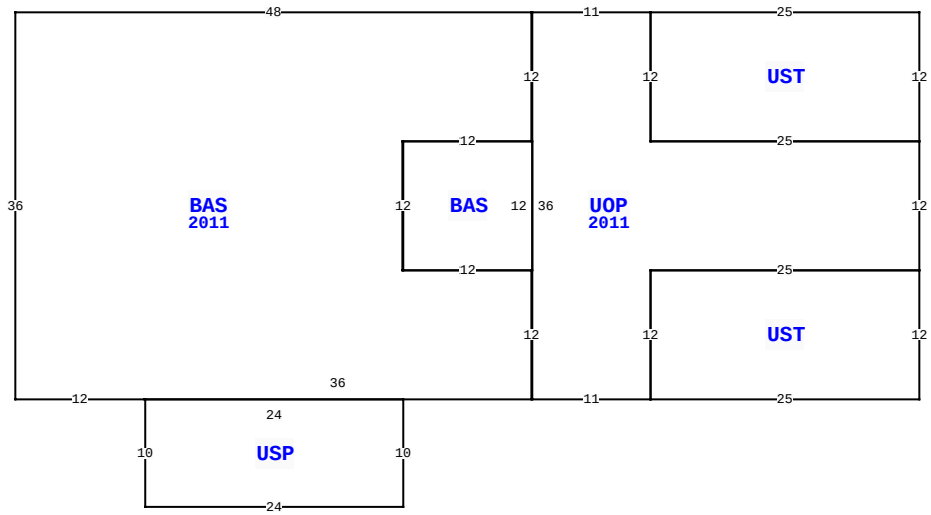
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	17,947
BAS	1,584	100	2011	1,584	197,422
UOP	696	20	2011	139	17,324
USP	240	30		72	8,973
UST	300	45		135	16,826
UST	300	45		135	16,826
TOTALS	3,264			2,209	275,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,209	132.5940	132.59	292,891	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1728 HX Base Yr 2024



45144 MUSSLEWHITE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		275,318
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		202,995
TOTAL MARKET VALUE		478,313
SOH/AGL Deduction		241,632
ASSESSED VALUE		236,681
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,959
TOTAL JUST VALUE		478,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24856	CO ISSUED	0	01/19/2012
M16346	H/AC	0	07/01/2011
E23607	NEW CONSTR	0	07/01/2011
P14865	NEW CONSTR	0	07/01/2011
B24856	NEW CONSTR	216,719	06/28/2011
R12676	REPAIR/RRF	10,000	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/532	10/26/2023	WD	Q	I	01	552,000
GRANTOR: DRISCOLL KURT F & SHA						
GRANTEE: BLAKE KEVIN J & FAY						
2299/1386	8/22/2019	SW	U	I	11	100
GRANTOR: G&H LAND&TIMBER INVT						
GRANTEE: DRISCOLL KURT F & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2011=[ORIG=-36.1,0] W48 S36 E12 E36 N12 W12 N12 E12 N12 $
UOP2011=[ORIG=-25,0] W11 S36 E11 N12 E25 N12 W25 N12 $
UST=[ORIG=0,0] W25 S12 E25 N12 $
UST=[ORIG=-25,36] E25 N12 W25 S12 $
USP=[ORIG=-72,36] S10 E24 N10 W24 $
BAS=[ORIG=-36,24] W12 N12 E12 S12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	10.41	AC		1.00	1.00	1.00	19,500.00	19,500.00	202,995							

REVIEW DATE 01/18/2024 BY KWA Total Acres: 10.41 Total Land Value: 202,995 Market: 0 Agricultural: 0 Common: 202,995 PRINTED 07/30/2025 BY SYS