

HAWKINS TAYLOR & CARLEY
45140 MUSSELWHITE RD
CALLAHAN, FL 32011

17-2N-25-0000-0003-0240

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		31	HARDIE BRD 100		0500	01	2,168	111.1614		175.64	380,788	2020	2020		0	0	1.50	98.50	VALUATION BY		STANDARD													
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 100% - 2021										Heated Area: 1986										HX Base Yr 2021									
Roof Cover		12	MODULAR MT 100												BUILDING MARKET VALUE										395,197									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										11,033									
Interior Floor		11	CLAY TILE 80												TOTAL LAND VALUE - MARKET										472,690									
Interior Floor		14	CARPET 20												TOTAL MARKET VALUE										543,240									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										253,011									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										290,229									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms			2 100												BASE TAXABLE VALUE										239,507									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										878,920									
Stories		1.	1. 100												NCON VALUE										21,844									
Units		00	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										799,654																			
Quality		02	Quality Level 02																															
DOR CODE		5000	IMPROVED AG																															
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	1,986	100	2020	1,986	343,589																													
FOP	222	30	2020	67	11,591																													
FOP	288	30	2020	86	14,878																													
PTO	578	5	2024	29	5,018																													
TOTALS		3,074			2,168	375,076																												
EXTRA FEATURES					45140 MUSSLEWHITE RD, CALLAHAN										BLD DATE				LGL DATE		05/09/2025		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG DATE		04/17/2024		DC											
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																		
1	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	99	4,950																			
2	0810	CONCRETE A	0 100	0	0	162.00	SF	6.50	6.50	100	2011	2011	3	91	958																			
3	0940	SHEDS/PORT	0 100	12	21	252.00	SF	30.00	30.00	100	2011	2011	3	45	3,402																			
4	0810	CONCRETE A	0 100	0	0	265.00	SF	6.50	6.50	100	2025	2024		100	1,723																			
LAND DESCRIPTION										TOTAL OB/XF										11,033														
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										
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	4.10	AC		1.00	1.00	1.00	30,000.00	30,000.00	123,000																	
2	009530	C	POND	100		OR			0.40	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,000																	
3	005500	A	TIMBER 2 N S	0		OR			24.02	AC		1.00	1.00	1.00	525.00	525.00	12,610																	
4	009100	C	UTILITY	100		OR			0.40	AC		1.00	1.00	1.00	1,000.00	1,000.00	400																	
5	009910	M	MARKET VALUE	0		OR			24.02	AC		1.00	1.00	1.00	14,500.00	14,500.00	348,290																	
REVIEW DATE		06/05/2024		BY	TW		Total Acres: 28.92		Total Land Value: 137,010		Market: 348,290		Agricultural: 12,610		Common: 124,400		PRINTED 07/30/2025 BY SYS																	

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Exterior Wall		31		HARDIE BRD 100		8600		01		1,200		65.8260		17.11		20,532		2024		2024		0		0		2.00		98.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		3		BARNs		- 100%		- 2025				Heated Area: 1200														Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					395,197				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					11,033				
Interior Floor		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					472,690				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					543,240				
Heating Type		01		NONE 100																										SOH/AGL Deduction					253,011				
Bedrooms				0 100																										ASSESSED VALUE					290,229				
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