LOT 1
IN OR 2150/309
2005 FTWD DW/MH

HALE DANIEL
45016 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2025

17-2N-25-3010-0001-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

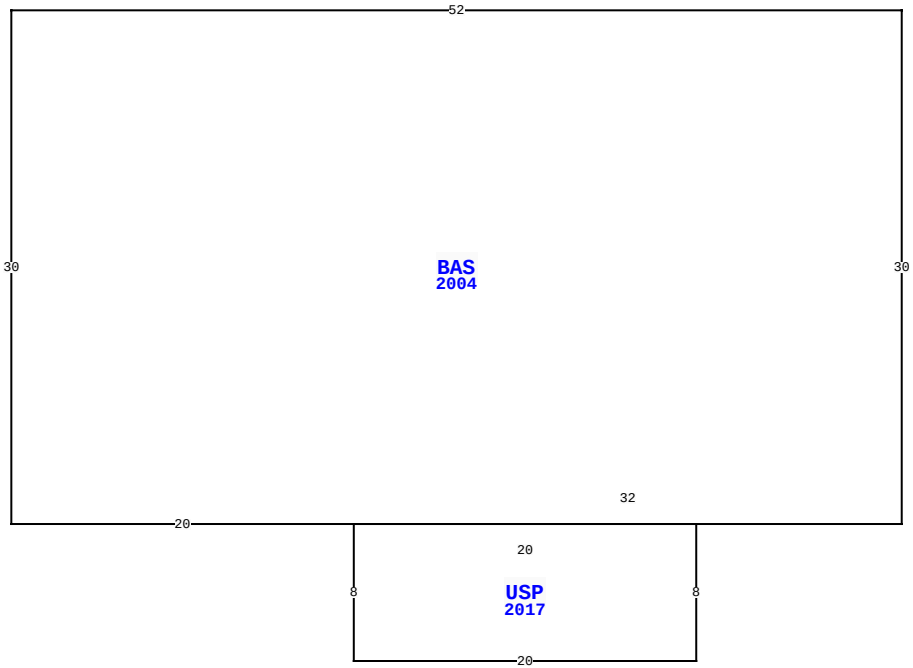
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2004	1,560	119,348
USP	160	50	2017	80	6,120
TOTALS	1,720			1,640	125,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,640	140.6400	119.54	196,046	2004	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2018 Heated Area: 1560 HX Base Yr 2018



45016 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		125,469
TOTAL MARKET OB/XF VALUE		3,768
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		179,237
SOH/AGL Deduction		74,658
ASSESSED VALUE		104,579
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,857
TOTAL JUST VALUE		179,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,979

MISC CPRT = NV: KW 10/23
2005 FTWD DW/MH GAFL475(AB)762845C21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4465	MH MOVE-ON	0	09/01/2004
W304	XFOB	0	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2150/0309	10/04/2017	WD	Q	I	01	120,000
GRANTOR: DIXON JAMIE						
GRANTEE: HALE DANIEL						
2094/1255	1/13/2017	QC	U	I	11	100
GRANTOR: DIXON JAMIE & KRISTY						
GRANTEE: DIXON JAMIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W52 S30 E20 USP=[YR=2017] S8 E20 N8 W20$ E32 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	0810	CONCRETE A	0	100	8	10	990.00	SF	3.97	3.97	100	2017	2017	3	96	3,768	

LAND DESCRIPTION

TOTAL OB/XF 3,768

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS