

NELSON ROY
45020 MUSSLEWHITE RD
CALLAHAN, FL 32011

17-2N-25-3010-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
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 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Quality	04	Quality Level 04			
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	2008	1,560	111,054
UOP	128	25	2019	32	2,278
TOTALS	1,688			1,592	113,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,592	135.0800	114.82	182,793	2004	2009	0	0	0	38.00	62.00

1 M/H 94+ - 100% - 2019
Heated Area: 1560
HX Base Yr 2019

Diagram showing building footprint and dimensions:
Main rectangle: 49' x 30'
Inset rectangle: 16' x 8'
Labels: BAS 2008, UOP 2019

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	113,332
TOTAL MARKET OB/XF VALUE	475
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	163,807
SOH/AGL Deduction	89,779
ASSESSED VALUE	74,028
TOTAL EXEMPTION VALUE	HX HB 49,028
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	163,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,741

MISC STRG = NV : 10/23KW

PERMIT NUMDESCRIPTIONAMTISSUED

MH4365	MH MOVE-ON	0	04/01/2004
W216	XF0B	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I V I	RSN CD	SALE PRICE
2079/1460	10/25/2016	WD Q	I	01	72,000

GRANTOR: HOMES HQ LLC

GRANTEE: NELSON ROY

2033/1276	3/14/2016	CT U	I	18	27,400
-----------	-----------	------	---	----	--------

GRANTOR: CLERK OF COURT

GRANTEE: HOMES HQ LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 UOP=[YR=2019] N8 W16 S8 E16\$ W49 S30 E52 N30\$.

EXTRA FEATURES

45020 MUSSLWHITE RD, CALLAHAN

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	1242	WD DECK A	0	100	18	12		216.00	SF10.00	10.00	100	2005	2005	3	22	475	

LAND DESCRIPTIONTOTAL OB/XF475

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	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