LOT 5
IN OR 1576/880
2004 PALH DW/MH

HALL SUSAN W
45040 MUSSELWHITE ROAD
CALLAHAN, FL 32011

2025

17-2N-25-3010-0005-0000

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 70
Interior Floo	08	SHT VINYL 30
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

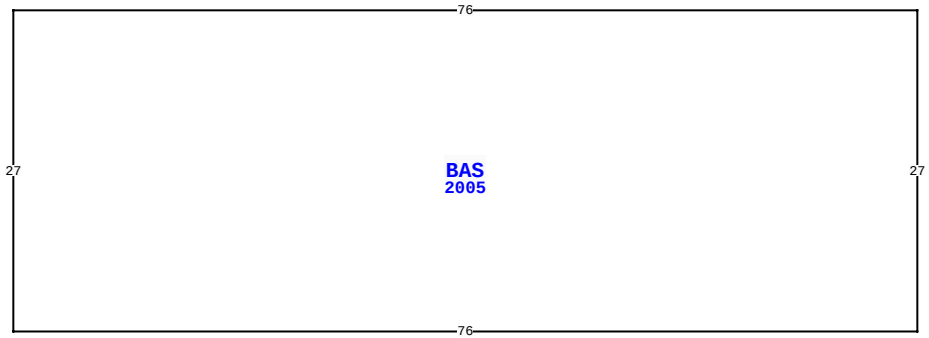
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2005	2,052	127,127
TOTALS	2,052			2,052	127,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	140.1600	119.14	244,475	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2009 Heated Area: 2052 HX Base Yr 2009



45040 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		127,127
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		180,172
SOH/AGL Deduction		96,408
ASSESSED VALUE		83,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,042
TOTAL JUST VALUE		180,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,561

MISC STRG = NV: 10/23 KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4418	MH MOVE-ON	0	06/01/2004
W283	NEW CONSTR	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1576/0880	7/11/2008	WD	Q	I		139,500
GRANTOR: PERKINS ROBERT E & RU						
GRANTEE: HALL SUSAN W						
1236/0802	6/08/2004	WD	Q	I		32,900
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: PERKINS ROBERT E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S27 E76 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	2004	2004	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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