LOT 6
ESMT PT OR 1178/182
WOODGROVE ACRES PB 4/59

FUGLESTAD TRACI
45044 MUSSELWHITE ROAD
CALLAHAN, FL 32011

2025

17-2N-25-3010-0006-0000

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	11	CLAY TILE 30
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
Quality	03	Quality Level 03

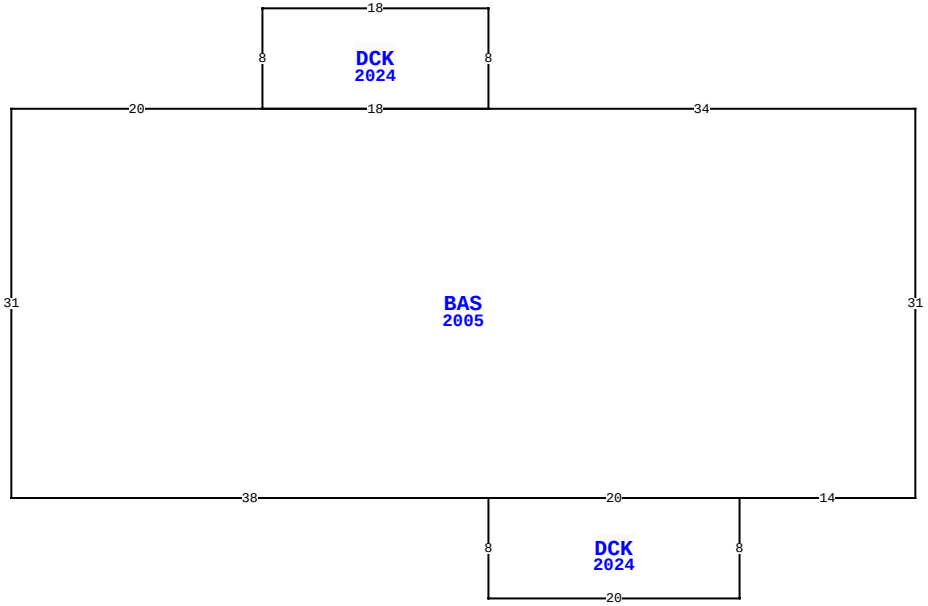
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2005	2,232	122,734
DCK	144	15	2024	22	1,210
DCK	160	15	2024	24	1,320
TOTALS	2,536			2,278	125,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,278	119.8000	101.83	231,969	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2020 Heated Area: 2232 HX Base Yr 2020



45044 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		125,263
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		178,343
SOH/AGL Deduction		115,089
ASSESSED VALUE		63,254
TOTAL EXEMPTION VALUE	HX HB WX	43,254
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		178,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,735

VIN: WHC013893GA(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4573	MH MOVE-ON	0	03/01/2005
WE00360	OTHER	0	03/01/2005
P09257	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/1745	3/29/2019	WD	Q	I	01	68,000
GRANTOR: NEWMAN LIZA A F/K/A L						
GRANTEE: FUGLESTAD RAYMOND &						
2265/1743	1/11/2019	WD	U	I	30	100
GRANTOR: HERRING MERRILL						
GRANTEE: NEWMAN LIZA ANN F/K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W34 W18 W20 S31 E38 E20 E14 N31 $
DCK=[YR=2024;ORIG=-34,31] E20 S8 W20 N8 $
DCK=[YR=2024;ORIG=-52,0] E18 N8 W18 S8 $
.

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	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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