PT OF LOT 54
IN OR 2241/701
EAST CALLAHAN S/D PBK 1/35

WHITLEY SILAS & DARLENE R
45175 MUSIC LANE
CALLAHAN, FL 32011

2025

28-2N-25-3060-0054-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

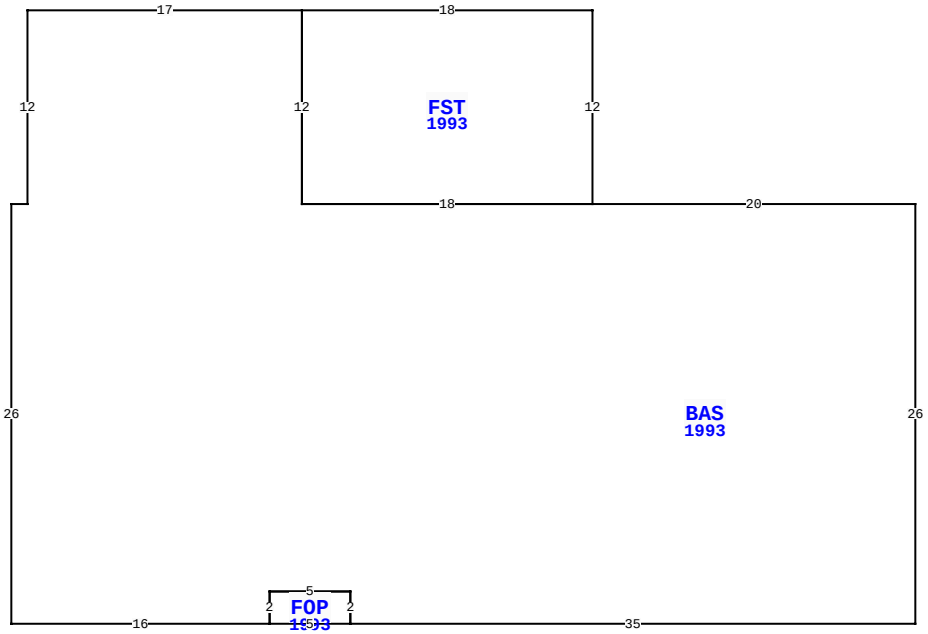
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1993	1,650	137,788
FOP	10	30	1993	3	250
FST	216	55	1993	119	9,938
TOTALS	1,876			1,772	147,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,772	102.1500	102.15	181,010	1975	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 0% - 0 Heated Area: 1650 HX Base Yr



45196 MUSIC LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	147,976
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,950
TOTAL MARKET VALUE	170,926
SOH/AGL Deduction	57,503
ASSESSED VALUE	113,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,423
TOTAL JUST VALUE	170,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1520	6/27/2024	WD	U	I	11	100
GRANTOR: WHITLEY SILAS & DARLE						
GRANTEE: WHITLEY SILAS & DAR						
2241/0701	12/04/2018	WD	U	I	12	80,000
GRANTOR: COON MARGARET R & JAM						
GRANTEE: MUSIC DARLENE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FST=[YR=1993] N12 W18 S12 E18$ W18 N12 W17 S12 W1 S26 E16 FOP=[YR=1993] E5 N2 W5 S2$ N2 E5 S2 E35 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	0.51	AC		1.00	1.00	1.00	45,000.00	45,000.00	22,950							

REVIEW DATE 11/13/2019 BY KBA Total Acres: 0.51 Total Land Value: 22,950 Market: 0 Agricultural: 0 Common: 22,950 PRINTED 07/30/2025 BY SYS