PT LOT 60 & PAR 6 IN 33-2N-25
IN OR 951/1602
2011 TOHO DW/MH

SWEAT JAMES M
45039 MUSIC LANE
CALLAHAN, FL 32011

2025

28-2N-25-3060-0060-0020

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		3 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

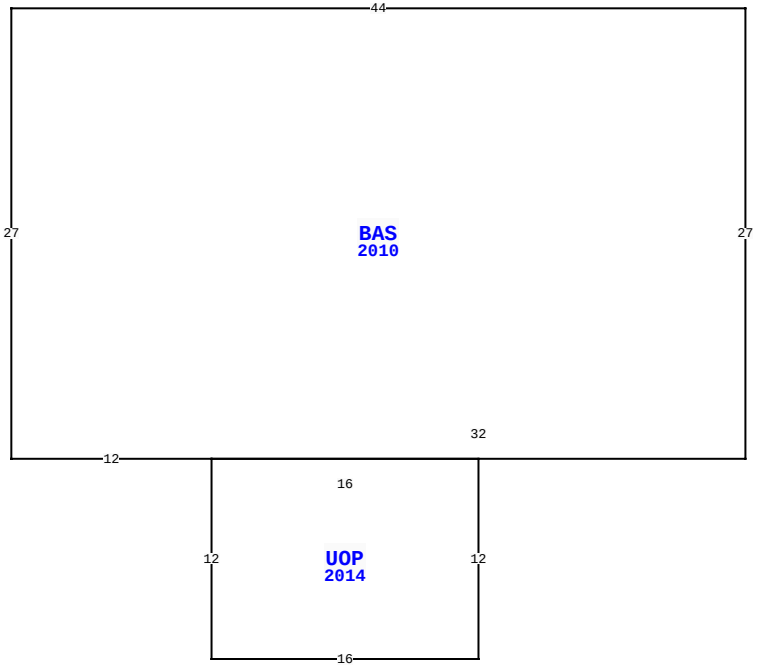
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2010	1,188	85,629
UOP	192	25	2014	48	3,460
TOTALS	1,380			1,236	89,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,236	128.4800	109.21	134,984	2011	2011	0	0	0	34.00	66.00

2 M/H 94+ – 100% - 2012 Heated Area: 1188 HX Base Yr 2012



45039 MUSIC LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		89,089
TOTAL MARKET OB/XF VALUE		2,839
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		116,678
SOH/AGL Deduction		54,430
ASSESSED VALUE		62,248
TOTAL EXEMPTION VALUE	HX HB	37,248
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5287	CO ISSUED	0	08/01/2010
M15496	H/AC	0	07/01/2010
P14360	NEW CONSTR	0	07/01/2010
4026	N/A	9,622	04/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0951/1602	10/02/2000	QC	Q	I	01	100
GRANTOR: SWEAT STARR T						
GRANTEE: SWEAT JAMES M						
0844/0842	8/11/1998	WD	Q	I		35,000
GRANTOR: MUSIC STUART T & DARL						
GRANTEE: SWEAT JAMES & STARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W44 S27 E12 UOP=[YR=2014] S12 E16 N12 W16$E32 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	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	2011	2011	3	91	2,839	

LAND DESCRIPTION

TOTAL OB/XF 2,839

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		OR	0.00	0.00	0.55	AC		1.00	1.00	1.00	45,000.00	45,000.00	24,750							

REVIEW DATE 02/27/2025 BY TWA Total Acres: 0.55 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 07/30/2025 BY SYS