PT OF LOTS 53,54,61 & 62
IN OR 546/301
EAST CALLAHAN S/D PBK 1/35

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

2025

28-2N-25-3060-0061-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

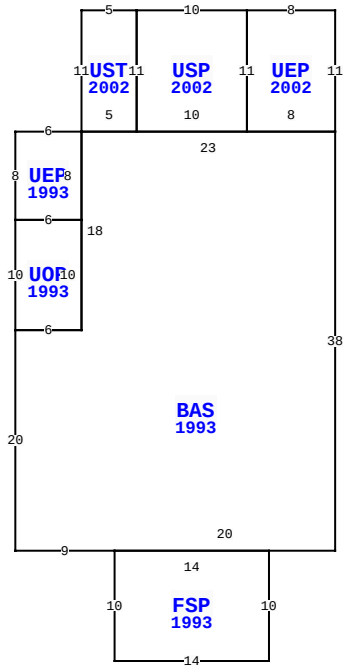
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	994	100	1993	994	43,558
FSP	140	40	1993	56	2,454
UEP	48	60	1993	29	1,271
UEP	88	60	2002	53	2,322
UOP	60	20	1993	12	526
USP	110	30	2002	33	1,446
UST	55	45	2002	25	1,096
TOTALS	1,495			1,202	52,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,202	82.6800	82.68	99,381	1958	1965	0	0	10	37.00	53.00

1 SINGLE FAM – 0% - 0 Heated Area: 994 HX Base Yr



45128 MUSIC LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	52,672
TOTAL MARKET OB/XF VALUE	3,674
TOTAL LAND VALUE - MARKET	86,130
TOTAL MARKET VALUE	142,476
SOH/AGL Deduction	26,025
ASSESSED VALUE	116,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,451
TOTAL JUST VALUE	142,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011310	REPAIR/RRF	10,000	10/28/2019

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: MUSIC DARLENE R						
GRANTEE: WHITLEY SILAS & DAR						
0546/0301	6/24/1988	LE	U	I	10	100
GRANTOR: MUSIC STUART T & DARL						
GRANTEE: MUSIC JAMES T & LOI						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2002] W8 USP=[YR=2002] W10 UST=[YR=2002] W5 S11
UEP=[YR=1993] W6 S8 UOP=[YR=1993] S10 BAS=[YR=1993] S20 E9
FSP=[YR=1993] S10 E14 N10 W14 $ E20 N38 W23 S18 W6 $ E6 N10
W6 $ E6 N8 $ E5 N11 $ S11 E10 N11 $ S11 E8 N11$.

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	0940	SHEDS/PORT	0	0	16	12	192.00	SF	20.10	20.10	100	1988	1988	3	20	772	
2	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1988	1988	3	20	768	
3	0681	POLE SHED	0	0	19	16	304.00	SF	15.00	15.00	100	1988	1988	3	20	912	
4	0940	SHEDS/PORT	0	0	19	16	304.00	SF	20.10	20.10	100	1988	1988	3	20	1,222	

LAND DESCRIPTION

TOTAL OB/XF 3,674

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	0005	OR	0.00	0.00	3.19	AC		1.00	1.00	0.90	30,000.00	27,000.00	86,130							

REVIEW DATE 01/07/2021 BY KB Total Acres: 3.19 Total Land Value: 86,130 Market: 0 Agricultural: 0 Common: 86,130 PRINTED 07/30/2025 BY SYS