PT SW1/4 OF SEC 34-3N-25E
IN OR 2551/1237
PARCELS 1 & 2

MARTIN CAROL JEAN
45727 MUSSLEWHITE RD
CALLAHAN, FL 32011

2025

34-3N-25-0000-0005-0010

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	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

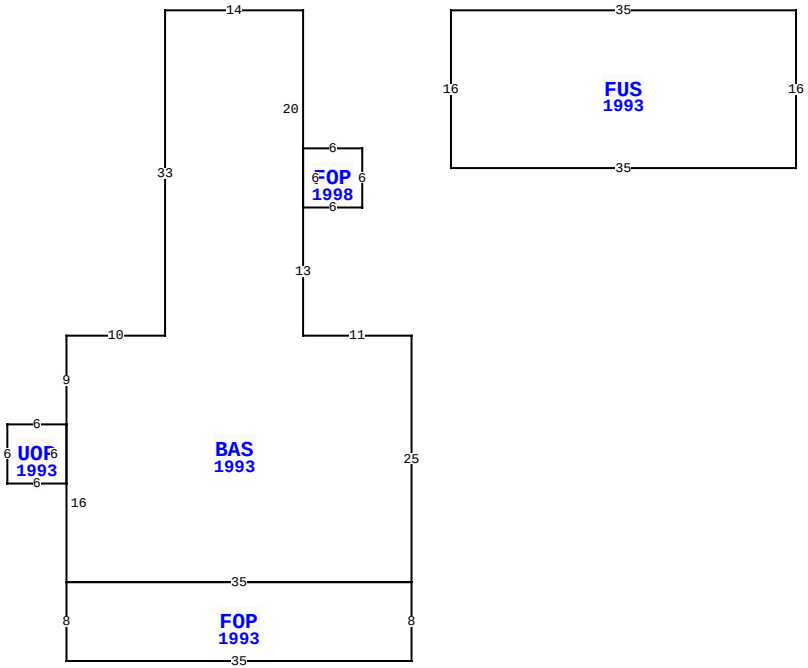
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,337	100	1993	1,337	123,211
FOP	280	30	1993	84	7,741
FOP	36	30	1998	11	1,013
FUS	560	100	1993	560	51,607
UOP	36	20	1993	7	645
TOTALS	2,249			1,999	184,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,999	111.0340	111.03	221,949	1930	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1897 HX Base Yr 2023



45727 MUSSLEWHITE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,216
TOTAL MARKET OB/XF VALUE		29,601
TOTAL LAND VALUE - MARKET		149,650
TOTAL MARKET VALUE		374,467
SOH/AGL Deduction		15,918
ASSESSED VALUE		358,549
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,827
TOTAL JUST VALUE		374,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23622	ADDITION	0	05/01/2010
MH982391	MH MOVE-ON	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/1237	3/10/2022	WD	Q	I	01	395,000
GRANTOR: SELLERS BONNIE DENISE						
GRANTEE: MARTIN CAROL JEAN						
2129/1530	6/13/2017	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: SELLERS BONNIE DENI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S33 W10 S9 UOP=[YR=1993] W6 S6 E6 N6$ S16 FOP=[YR=1993] S8 E35 N8 W35$ E35 N25 W11 N13 FOP=[YR=1998] E6 N6 W6 S6$ N20$ PTR=E15 FUS=[YR=1993] E35 S16 W35 N16$ W15$.

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	0680	POLE SHED	0	100	48	16	768.00	SF	10.00	10.00	100	1980	1980	3	20	1,536	
2	0810	CONCRETE A	0	100	25	16	400.00	SF	6.50	6.50	100	1985	1985	3	44	1,144	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
5	0351	CARPORT MT	0	100	26	15	390.00	SF	10.00	10.00	100	2008	2008	3	31	1,209	
6	0204	BARN MTL 1	0	100	36	40	1,440.00	SF	16.00	16.00	100	2010	2010	3	56	12,902	
7	0469	VF LATTIC	0	100	5	6	30.00	SF	5.50	5.50	100	2008	2008	3	72	119	
8	0476	VF 6 SBPL	0	100	5	6	30.00	LF	32.00	32.00	100	2008	2008	3	72	691	

LAND DESCRIPTION

TOTAL OB/XF 29,601

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	000100	C	RES	100	0006	OR	0.00	0.00	1.77	AC		1.00	1.00	1.00	45,000.00	45,000.00	79,650							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 3.77 Total Land Value: 149,650 Market: 0 Agricultural: 0 Common: 149,650 PRINTED 07/30/2025 BY SYS

PT SW1/4 OF SEC 34-3N-25E
IN OR 2551/1237
PARCELS 1 & 2

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CALLAHAN, FL 32011

2025

34-3N-25-0000-0005-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

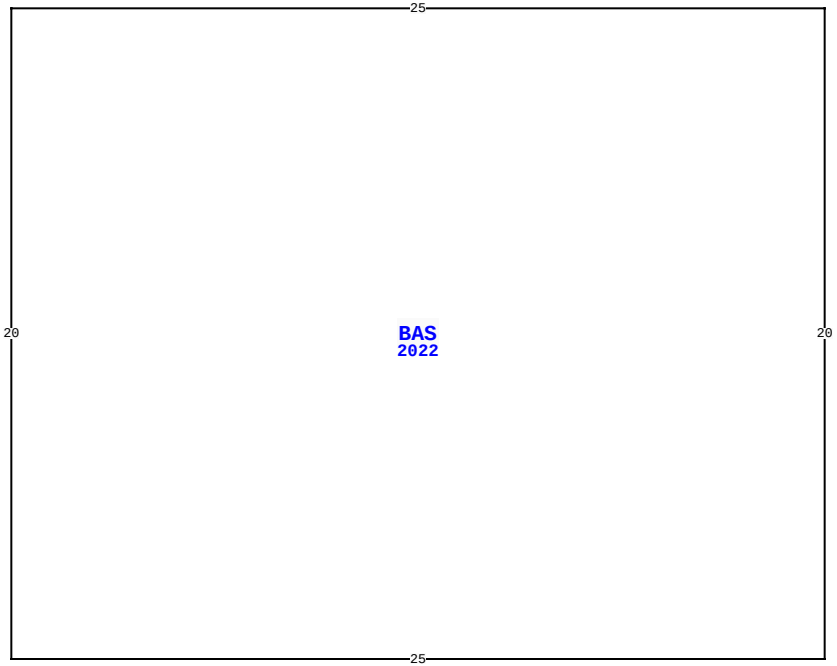
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	2022	500	10,998
TOTALS	500			500	10,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	63.2500	23.40	11,700	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2023 Heated Area: 500 HX Base Yr 2023



45727 MUSSLEWHITE RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: MARTIN CAROL JEAN						
2129/1530	6/13/2017	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: SELLERS BONNIE DENI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 S20 E25 N20$.

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

REVIEW DATE 05/12/2022 BY KBA Total Acres: 3.77 Total Land Value: 149,650 Market: 0 Agricultural: 0 Common: 149,650 PRINTED 07/30/2025 BY SYS