PT S1/2 OF SW1/4 OF
SEC 34-3N-25E IN OR 1661/1777
(EX ESMT IN OR 1772/1367)

MADDOX JASON B
45730 MUSSLEWHITE RD
CALLAHAN, FL 32011

2025

34-3N-25-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

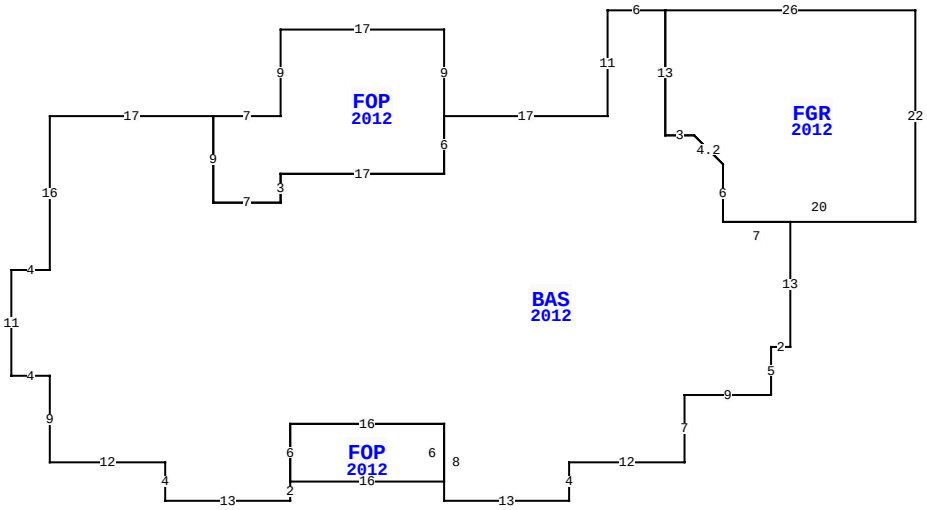
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,577	100	2012	2,577	429,924
FGR	523	55	2012	288	48,047
FOP	96	30	2012	29	4,838
FOP	318	30	2012	95	15,849
TOTALS	3,514			2,989	498,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,989	112.3300	177.48	530,488	2012	2012	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2013 Heated Area: 2577 HX Base Yr 2013



45730 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		498,659
TOTAL MARKET OB/XF VALUE		69,889
TOTAL LAND VALUE - MARKET		204,910
TOTAL MARKET VALUE		773,458
SOH/AGL Deduction		407,851
ASSESSED VALUE		365,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		314,885
TOTAL JUST VALUE		773,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		747,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632323	SWIM POOL	35,000	05/01/2016
B1226481	GARAGE	40,429	10/03/2012
B25332	CO ISSUED	0	09/14/2012
E24626	NEW CONSTR	0	02/01/2012
R12828	REPAIR/RRF	19,080	02/01/2012
M16816	H/AC	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1661/1777	2/01/2010	WD	Q	V	01	141,000
GRANTOR: AMELLIO JOSEPH & PAUL						
GRANTEE: MADDOX JASON B						
1336/1153	7/27/2005	WD	Q	V		165,000
GRANTOR: GREEN DONALD						
GRANTEE: AMELLIO JOSEPH & PA						

BUILDING NOTES

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	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00	35.00	100	2014	2014	3	71	20,874	
2	0350	CARPORT WD	0	100	10	35	350.00	SF	13.00	13.00	100	2014	2014	3	60	2,730	
3	0811	CONCRETE B	0	100	0	0	1,200.00	SF	5.20	5.20	100	2014	2014	3	94	5,866	
4	0861	POOL GUNIT	0	100	0	0	538.00	SF	85.00	85.00	100	2016	2016	3	78	35,669	
5	0855	CONC PAVER	0	100	0	0	500.00	SF	10.00	10.00	100	2016	2016	3	95	4,750	

BUILDING DIMENSIONS

FGR=[YR=2012] W26 BAS=[YR=2012] W6 S11 W17 FOP=[YR=2012] N9 W17 S9 W7 S9 E7 N3 E17 N6$ S6 W17 S3 W7 N9 W17 S16 W4 S11 E4 S9 E12 S4 E13 N2 FOP=[YR=2012] E16 N6 W16 S6$ N6 E16 S8 E13 N4 E12 N7 E9 N5 E2 N13 W7 N6 U3 L3 W3 N13$ S13 E3 D3 R3 S6 E20 N22$.

LAND DESCRIPTION

TOTAL OB/XF 69,889

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	13.22	AC		1.00	1.00	1.00	15,500.00	15,500.00	204,910							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 13.22 Total Land Value: 204,910 Market: 0 Agricultural: 0 Common: 204,910 PRINTED 07/30/2025 BY SYS