PT SW1/4 OF SEC 3-2N-25E
IN OR 2390/964

TERRELL TODD A & WHITNEY B
45569 MUSSLEWHITE RD
CALLAHAN, FL 32011

2026

03-2N-25-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	03	Quality Level 03

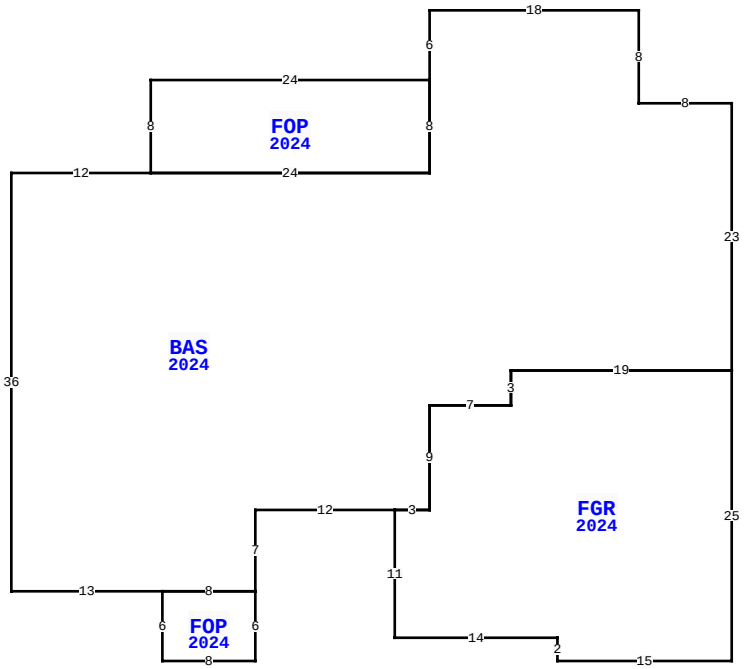
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100	2024	1,954	344,423
FGR	640	55	2024	352	62,045
FOP	48	30	2024	14	2,467
FOP	192	30	2024	58	10,223
TOTALS	2,834			2,378	419,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,378	107.8000	178.95	425,543	2023	2023	0	0	0	1.50	98.50

1 SFR CUST 100% - 2024 Heated Area: 1954 HX Base Yr 2024



45569 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		419,160
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		479,160
SOH/AGL Deduction		17,321
ASSESSED VALUE		461,839
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		410,428
TOTAL JUST VALUE		479,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-04746	NEW CONSTR	286,531	04/13/2021
210003336		286,531	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/0964	9/08/2020	WD	Q	V	01	38,000
GRANTOR: HAYFORD SCOTT & MARY						
GRANTEE: TERRELL TODD A & WH						
1369/0148	11/23/2005	WD	Q	V		36,500
GRANTOR: GREEN DONALD T						
GRANTEE: HAYFORD SCOTT & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,11] E12 E24 N8 N6 E18 S8 E8 S23 W19 S3 W7 S9 W3 W12 S7 W8 W13 N36 $
FOP=[YR=2024;ORIG=56,11] W24 N8 E24 S8 $
FOP=[YR=2024;ORIG=41,47] W8 S6 E8 N6 $
FGR=[YR=2024;ORIG=53,51] N11 E3 N9 E7 N3 E19 S25 W15 N2 W14 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.00	AC		1.00	1.00	0.75	40,000.00	30,000.00	60,000							

REVIEW DATE 01/10/2024 BY KW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS