

CHRISTINE JACQUELIN TRUST/QUINN JACQUELINE C TRUST
45544 MUSSLEWHITE RD
CALLAHAN, FL 32011

03-2N-25-0000-0001-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	20	FACE BRICK 80	0500	MDL	01	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY				STANDARD													
Exterior Wall	31	20	HARDIE BRD 20	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	Tax Group: 6				Tax Dist:													
Exterior Wall	31	20	HARDIE BRD 20	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	BUILDING MARKET VALUE				663,910													
Roof Structure	03	03	GABLE/HIP 100	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	TOTAL MARKET OB/XF VALUE				60,935													
Roof Cover	03	03	COMP SHNGL 100	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	TOTAL LAND VALUE - MARKET				217,750													
Interior Wall	05	05	DRYWALL 100	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	TOTAL MARKET VALUE				778,460													
Interior Floor	12	12	HARDWOOD 70	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	SOH/AGL Deduction				200,935													
Interior Floor	11	11	CLAY TILE 30	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	ASSESSED VALUE				577,525													
Air Condition	03	03	CENTRAL 100	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	TOTAL EXEMPTION VALUE				HX HB 51,411													
Heating Type	04	04	AIR DUCTED 100	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	BASE TAXABLE VALUE				526,114													
Bedrooms	3	3	100	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	TOTAL JUST VALUE				942,595													
Bathrooms	3	3	100	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	NCON VALUE				0													
Frame	02	02	WOOD FRAME 100	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	INCOME VALUE				0													
Stories	2	2	100	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	PREVIOUS YEAR MKT VALUE				959,872													
Units	0	0	100	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6	8/2023KW: GREENHOUSE(12X30) = NV																	
Occupancy	00	00	NONE 100	0500	01	4,577	97.5240	161.89	740,971	2010	2010	0	0	10.40	89.60	6																		
Quality										03	Quality Level 03																							
DOR CODE										5000	IMPROVED AG																							
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	2,774	100	2010	2,774	402,378																													
FGR	930	55	2010	512	74,268																													
FOP	9	30	2010	3	435																													
FOP	50	30	2010	15	2,175																													
FOP	158	30	2010	47	6,818																													
FOP	357	30	2010	107	15,521																													
FUS	1,119	100	2010	1,119	162,315																													
TOTALS										5,397			4,577	663,910																				
EXTRA FEATURES										45544 MUSSLEWHITE RD, CALLAHAN																								
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																		
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	92	3,220																			
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	92	1,840																			
4	0940	SHEDS/PORT	1 100	24	12	288.00	SF	30.00	30.00	25	2024	2023		68	5,875																			
5	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000																			
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