PT NE1/4 OF SW1/4 OF SE1/4 OF
NW1/4 OF SW1/4 OF NE1/4 OF
NW1/4 OF SE1/4 OF SEC 3-2N-25E

LAMAR JEAN B
45664 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2026

03-2N-25-0000-0003-0000

BUILDING CHARACTERISTICS

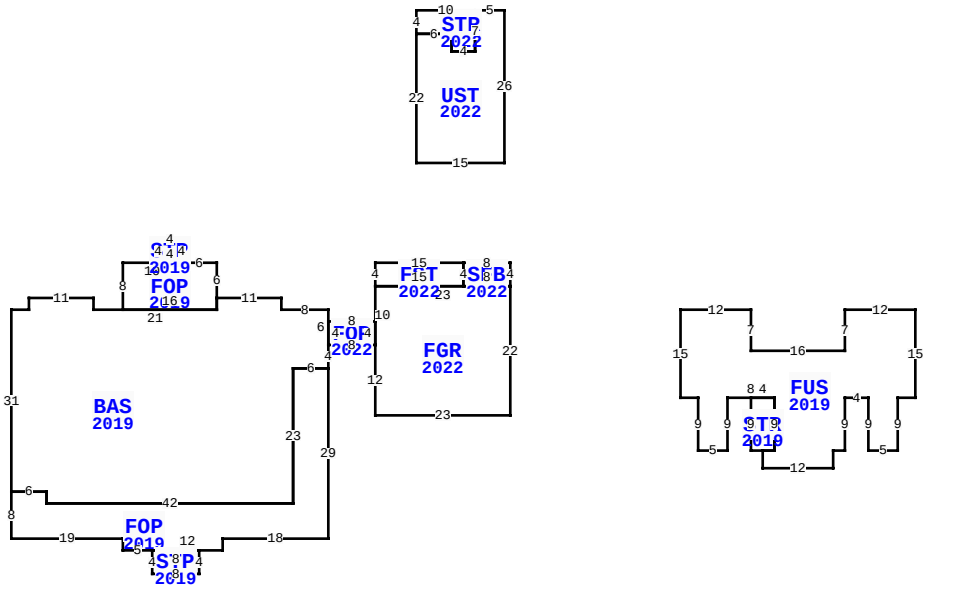
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,676	100	2019	1,676	271,869
FGR	506	55	2022	278	45,095
FOP	128	30	2019	38	6,164
FOP	508	30	2019	152	24,656
FOP	32	30	2022	10	1,622
FST	60	55	2022	33	5,353
FUS	722	100	2019	722	117,118
SFB	32	80	2022	26	4,218
STP	16	10	2019	2	324
STP	32	10	2019	3	487
TOTALS	4,138			3,101	503,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,101	100.7400	167.23	518,580	2019	2019	0	0	0	3.00	97.00

1 SFR CUST 100% - 2021 Heated Area: 2424 HX Base Yr 2021



** This building has 13 Sub-Areas

45664 MUSSLEWHITE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		503,023
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		631,453
SOH/AGL Deduction		237,897
ASSESSED VALUE		393,556
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		337,145
TOTAL JUST VALUE		631,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004944	GARAGE	50,869	04/20/2021
18000405	CO ISSUED	0	03/11/2019
18000405	NEW CONSTR	291,057	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1744/1466	6/16/2011	WD	Q	V	01	85,000
GRANTOR: G & H LAND & TIMBER D						
GRANTEE: LAMAR BRUCE W & JEA						
1618/0383	4/17/2009	WD	U	V	12	1,658,000
GRANTOR: PINE GROVE DAIRY INC						
GRANTEE: G & H LAND ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W8 N2 W11 FOP=[YR=2019] N6 W6 STP=[YR=2019] N4 W4 S4 E4$ W10 S8 E16 N2$ S2 W21 N2 W11 S2 W3 S31 FOP=[YR=2019] S8 E19 S2 E5 STP=[YR=2019] S4 E8 N4 W8$ E12 N2 E18 N29 W6 S23 W42 N2 W6$ E6 S2 E42 N23 E6 N4 FOP=[YR=2022] E8 FGR=[YR=2022] S12 E23 N22 SFB=[YR=2022] N4 W8 FST=[YR=2022] W15 S4 E15 N4$ S4 E8$ W23 S10$ N4 W8 S4$ N6$ PTR= E15 N25 UST=[YR=2022] E15 N26 W5 STR=[YR=2022] W10 S4 E6 S3 E4 N7 $ S7 W4 N3 W6 S22$ S25 W15$ PTR=E60 FUS=[YR=2019] E12S7 E16 N7 E12 S15 W3 S9 W5 N9 W4 S9 W2 S3 W12 N3 STR=[YR=2019] W2 N9 E4 S9 W2$ E2 N9 W8 S9 W5 N9W3 N15$ W60$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS