

PT SE1/4 OF SE1/4 OF
SEC 4-2N-25E LYING SE'LY OF
MUSSLEWHITE RD IN OR 2289/1353

COURSON SANDRA & PAUL
45520 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2026

04-2N-25-0000-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8026.00
------------------	---------

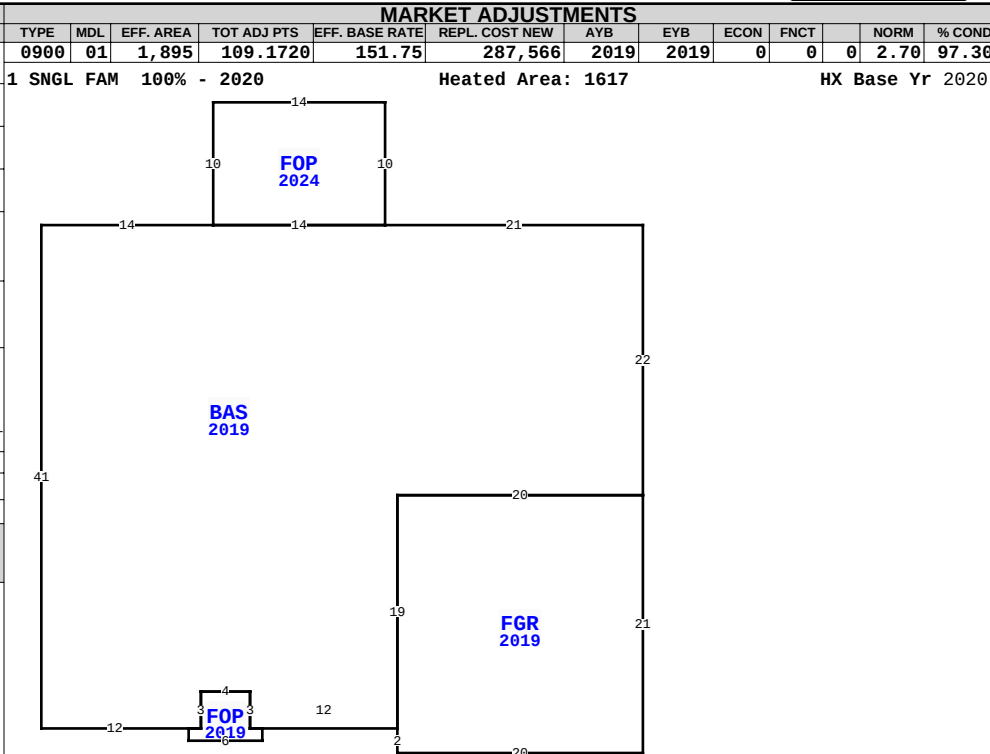
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	2019	1,617	238,755
FGR	420	55	2019	231	34,108
FOP	18	30	2019	5	739
FOP	140	30	2024	42	6,202
TOTALS	2,195			1,895	279,802

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

2	0860	POOL/SPA	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	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION			TOTAL OB/XF 50,000														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	50,000.00	50,000.00	51,000

REVIEW DATE	08/03/2023	BY	KW
-------------	------------	----	----



45520 MUSSLEWHITE RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	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		279,802		
TOTAL MARKET OB/XF VALUE		50,000		
TOTAL LAND VALUE - MARKET		51,000		
TOTAL MARKET VALUE		380,802		
SOH/AGL Deduction		227,117		
ASSESSED VALUE		153,685		
TOTAL EXEMPTION VALUE		HX HB		51,411
BASE TAXABLE VALUE		102,274		
TOTAL JUST VALUE		380,802		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		350,727		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2218055	SWIM POOL	52,000	12/08/2022
19000780	CO ISSUED	0	07/11/2019
19000780	NEW CONSTR	214,299	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2289/1353	7/12/2019	WD	Q	I	02	237,500	
GRANTOR: PREMIER HOMES OF NORT							
GRANTEE: COURSON SANDRA & PA							
2227/0338	9/27/2018	WD	Q	V	01	46,000	
GRANTOR: BENNETTS PROPERTY SER							
GRANTEE: PREMIER HOMES OF NO							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2019;ORIG=0,0] W21 W14 W14 S41 E12 E1 N3 E4 S3 E12 N19 E20 N22 \$									
FGR=[YR=2019;ORIG=-20,41] S2 E20 N21 W20 S19 \$									
FOP=[YR=2024;ORIG=-21,0] N10 W14 S10 E14 \$									
FOP=[YR=2019;ORIG=-37,41] S1 E6 N1 W1 N3 W4 S3 W1 \$									