

LOT 2
BELLAMY POINT OR 2251/722

SIMMONS JASON E
45504 MUSSLEWHITE RD
CALLAHAN, FL 32011

2026

04-2N-25-0211-0002-0000



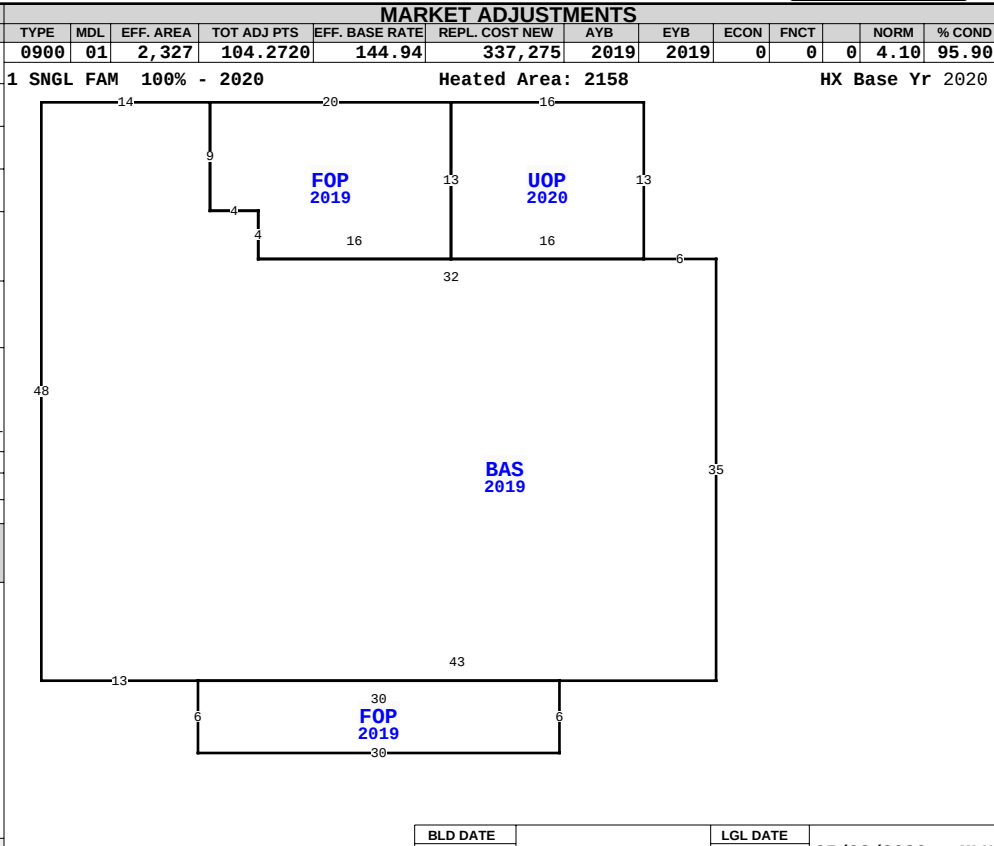
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	8033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,158	100	2019	2,158	299,957
FOP	180	30	2019	54	7,506
FOP	244	30	2019	73	10,147
UOP	208	20	2020	42	5,837
TOTALS	2,790			2,327	323,447

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0911	SCRN RM A	0	100	0	0	1,600.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.11



45504 MUSSLEWHITE RD, CALLAHAN									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/08/2026 MLU									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					323,447				
TOTAL MARKET OB/XF VALUE					71,116				
TOTAL LAND VALUE - MARKET					55,500				
TOTAL MARKET VALUE					450,063				
SOH/AGL Deduction					186,568				
ASSESSED VALUE					263,495				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					212,084				
TOTAL JUST VALUE					450,063				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					426,673				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005517	XFOB	14,000	06/25/2020
2002451	SWIM POOL	25,000	03/18/2020
19005143	CO ISSUED	0	10/29/2019
19005143	NEW CONSTR	276,680	05/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2259/1290	3/07/2019	WD	Q	V	01	46,000	
GRANTOR: BENNETTS PROPERTY SER							
GRANTEE: SIMMONS JASON E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W6 UOP=[YR=2020] N13 W16 FOP=[YR=2019] W20 S9E4 S4 E16 N13\$ S13 E16\$ W32 N4 W4 N9 W14 S48 E13 FOP=[YR=2019] S6 E30 N6 W30\$E43 N35\$.									