

PT OF SECS 08-2N-25E, 09-2N-25E
16-2N-25E & 17-2N-25E
IN OR 607/528

BRADDOCK LISSA K
45206 MUSSELEWHITE ROAD
CALLAHAN, FL 32011-3568

2026

08-2N-25-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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	

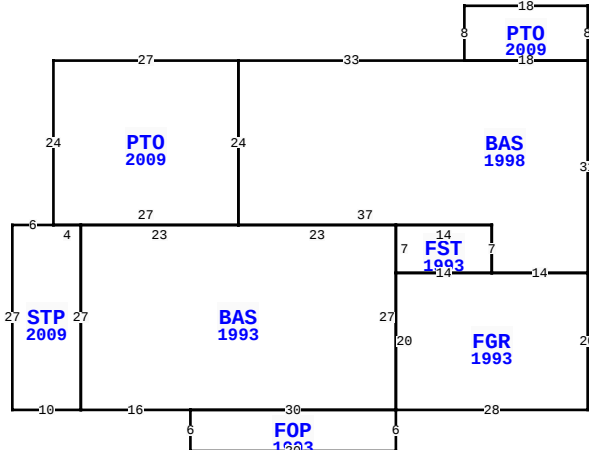
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	90	15	1998	14	1,594
BAS	1,242	100	1993	1,242	141,432
BAS	1,322	100	1998	1,322	150,541
FGR	560	55	1993	308	35,073
FOP	180	30	1993	54	6,149
FST	98	55	1993	54	6,149
FUS	1,188	100	1998	1,188	135,283
PTO	144	5	2009	7	797
PTO	648	5	2009	32	3,644
STP	270	10	2009	27	3,075
TOTALS	5,742			4,248	483,737

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
7	0510	GARAGE WD-	0	100	15	31	465.00	SF	24.85
8	0681	POLE SHED	0	100	45	31	1,395.00	SF	15.00

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	0004	OR	0.00	0.00	7.93

REVIEW DATE 01/10/2024 BY KW

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	4,248	106.7440	148.37	630,276	1978	1996	0	0
1 SNGL FAM 100% - 1999 Heated Area: 3752 HX Base Yr 1999									



45206 MUSSELEWHITE RD, CALLAHAN	BLD DATE 05/11/2010	KW	LGL DATE	05/07/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
56,761									

Total Acres: 7.93 Total Land Value: 198,250 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6			Tax Dist:					
BUILDING MARKET VALUE				502,978				
TOTAL MARKET OB/XF VALUE				56,761				
TOTAL LAND VALUE - MARKET				198,250				
TOTAL MARKET VALUE				757,989				
SOH/AGL Deduction				368,373				
ASSESSED VALUE				389,616				
TOTAL EXEMPTION VALUE			HX HB WX		56,411			
BASE TAXABLE VALUE				333,205				
TOTAL JUST VALUE				757,989				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				738,958				
GR/UT (15X31) + PL SHED (45X31) ARE ATTACHED AT RE								
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
19003406		REPAIR/RRF		14,350		04/25/2019		
B1633079		SWIM POOL		51,000		09/01/2016		
M951315		H/AC		0		09/01/1995		
8719		ADDITION		0		03/03/1993		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0607/0528		9/13/1990		WD	U	I	09	98,000
GRANTOR: CONTAINER CORP								
GRANTEE: BRADDOCK RONALD & L								
BUILDING NOTES								
BUILDING DIMENSIONS								
PTO=[YR=2009] W18 S8 BAS=[YR=1998] W33 PTO=[YR=2009] W27								
S24 STP=[YR=2009] W6 S27 E10 N27W4 \$ E27 N24 \$ S24								
BAS=[YR=1993] W23 S27 E16 FOP=[YR=1993] S6 E30 N6								
FGR=[YR=1993] E28 N20 W14 FST=[YR=1993] N7 W14 S7 E14 \$ W14								
S20 \$ W30 \$ E30 N27 W23 \$ E37 S7 E14 N31 W18 \$ E18 N8 \$ PTR=								
E15 FUS=[YR=1998] E10 N24 E2 BAL=[YR=1998] N6 E15 S6 W15 \$								
E16 S51 W28 N27 \$ W15 \$.								

Common: 198,250 PRINTED 07/09/2026 BY SYS

BRADDOCK LISSA K
45206 MUSSLEWHITE ROAD
CALLAHAN, FL 32011-3568

2026

08-2N-25-0000-0004-0000

[illegible]