LOT 3
MUSSLEWHITE ESTATES
OR 2288/1491

DOHM ALICIA M & STEVEN R
5640 PINEHILL LN
JACKSONVILLE, FL 32244

2026

09-2N-25-0377-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

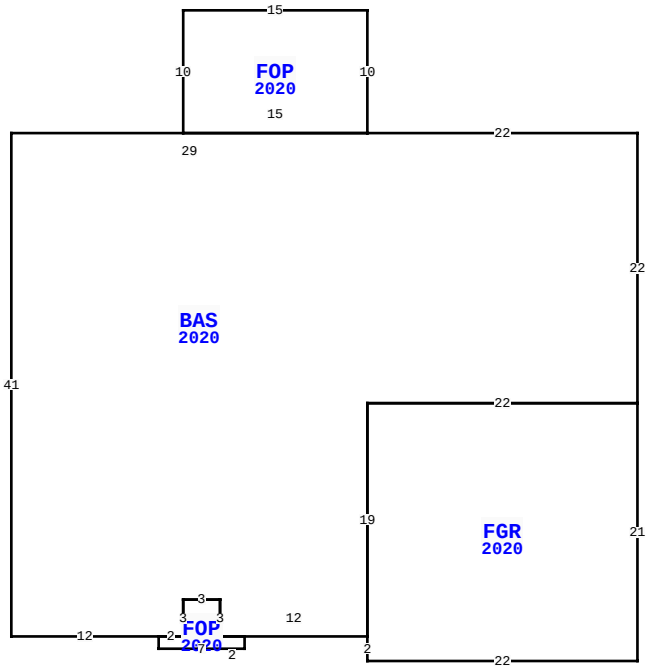
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2020	1,664	242,162
FGR	462	55	2020	254	36,965
FOP	16	30	2020	5	728
FOP	150	30	2020	45	6,549
TOTALS	2,292			1,968	286,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,968	108.7800	151.20	297,562	2020	2020	0	0	0	3.75	96.25

1 SNGL FAM 0% - 0 Heated Area: 1664 HX Base Yr



45244 MUSSLEWHITE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	286,403
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,745
TOTAL MARKET VALUE	409,148
SOH/AGL Deduction	0
ASSESSED VALUE	409,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,148
TOTAL JUST VALUE	409,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004326	CO ISSUED	0	04/22/2021
20004493	NEW CONSTR	219,941	05/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/1985	4/03/2020	WD	Q	V	01	85,000

GRANTOR: BENNETTS PROPERTY SER
GRANTEE: DOHM ALICIA M & STE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W22 FOP=[YR=2020] N10 W15 S10 E15$ W29 S41 E12
FOP=[YR=2020] S1 E7 N1 W2 N3 W3 S3 W2$ E2 N3 E3 S3 E12
FGR=[YR=2020] S2 E22 N21 W22 S19$ N19 E22 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.97	AC		1.00	1.00	1.20	50,000.00	60,000.00	118,200							
2	009605	C	WETLANDS	0					3.03	AC		1.00	1.00	1.00	1,500.00	1,500.00	4,545							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 122,745 Market: 0 Agricultural: 0 Common: 122,745 PRINTED 07/09/2026 BY SYS