

LOT 4
MUSSLEWHITE ESTATES
OR 2288/1491

SHEARIN WARREN L & GEORGENA L L/E/
45252 MUSSLEWHITE RD
CALLAHAN, FL 32011

2026

09-2N-25-0377-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 70			
Interior Floo	11	CLAY TILE 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			
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	1,628	100	2025	1,628	253,480
FGR	607	55	2025	334	52,004
FOP	240	30	2025	72	11,210
FOP	247	30	2025	74	11,522
TOTALS	2,722			2,108	328,216

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,108	112.0140	155.70	328,216	2024	2024	0	0	0.00	100.00
1 SNGL FAM		100% - 2025		Heated Area: 1628				HX Base Yr 2025			

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026

MLU
