LOT 5
MUSSLEWHITE ESTATES
OR 2288/1491

LOVE CHRISTOPHER L & KAYLA N
45260 MUSSLEWHITE RD
CALLAHAN, FL 32011

2026

09-2N-25-0377-0005-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

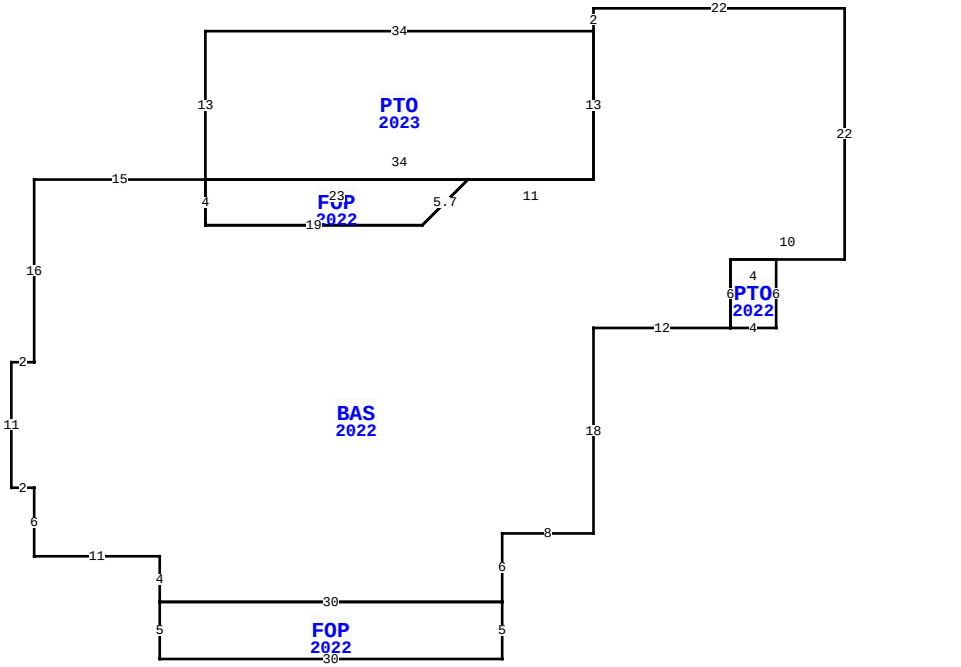
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2022	2,215	334,564
FOP	84	30	2022	25	3,776
FOP	150	30	2022	45	6,797
PTO	24	5	2022	1	151
PTO	442	5	2023	22	3,323
TOTALS	2,915			2,308	348,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,308	109.7600	152.57	352,132	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2024 Heated Area: 2215 HX Base Yr 2024



45260 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		377,384
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		103,290
TOTAL MARKET VALUE		480,674
SOH/AGL Deduction		22,089
ASSESSED VALUE		458,585
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		407,174
TOTAL JUST VALUE		480,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002148	PRIVATE PROVIDER	79,776	02/22/2024
C200717	CO ISSUED	0	12/14/2022
22000717	NEW CONSTR	327,927	01/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2374/0591	7/07/2020	WD	Q	V	01	85,000

GRANTOR: BENNETTS PROPERTY SER
GRANTEE: LOVE CHRISTOPHER L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W22 S2 PTO=[YR=2023] W34 S13 FOP=[YR=2022] S4 E19 U4 R4 W23$ E34 N13$ S13 W11 D4 L4 W19 N4 W15 S16 W2 S11 E2 S6 E11 S4 FOP=[YR=2022] S5 E30 N5 W30$ E30 N6 E8 N18 E12 PTO=[YR=2022] E4N6W4S6$ N6 E10 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	100		OR	0.00	0.00	2.06	AC		1.00	1.00	1.20	40,000.00	48,000.00	98,880							
2	009605	C	WETLANDS	100					2.94	AC		1.00	1.00	1.00	1,500.00	1,500.00	4,410							

REVIEW DATE 03/07/2023 BY DJ Total Acres: 5.00 Total Land Value: 103,290 Market: 0 Agricultural: 0 Common: 103,290 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

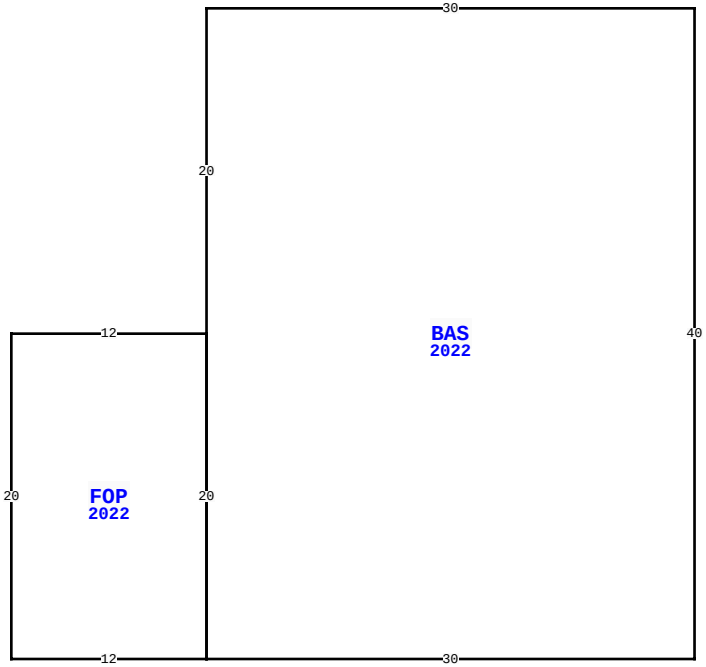
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2022	1,200	27,144
FOP	240	30	2022	72	1,629
TOTALS	1,440			1,272	28,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,272	59.8000	23.32	29,663	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2024 Heated Area: 1200 HX Base Yr 2024



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GRANTOR: BENNETTS PROPERTY SER
GRANTEE: LOVE CHRISTOPHER L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S20 FOP=[YR=2022] W12 S20 E12 N20$ S20 E30 N40$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/07/2023 BY DJ Total Acres: 5.00 Total Land Value: 103,290 Market: 0 Agricultural: 0 Common: 103,290 PRINTED 07/09/2026 BY SYS