



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	23,091
TOTALS	924			924	23,091

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	98.0000	83.30	76,969	1986	1986	0	0	0	70.00	30.00
1 M/H 93-		100% - 2010		Heated Area: 924				HX Base Yr 2010				
14 66 14 66 BAS 1993												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026

MLU

MUSSEAU BRAXTON
PO BOX 1360
CALLAHAN, FL 32011-1360

13-2N-24-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03MOD METAL 100 GABLE/HIP 100

RooF Cover Interior Floo03MODULAR MT 100 N/A 100 CONC FINSH 100

Air Condition Heating Type99N/A 100 N/A 100

Bedrooms Bathrooms Frame Stories000100 STEEL 100 0 100

Units Occupancy000100 NONE 100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

6500011,20056.074021.8726,244200920090022.0078.00

2 GARAGE RES100%- 2010Heated Area: 1200HX Base Yr 2010

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE43,561

TOTAL MARKET OB/XF VALUE16,608

TOTAL LAND VALUE - MARKET102,592

TOTAL MARKET VALUE162,761

SOH/AGL Deduction74,320

ASSESSED VALUE88,441

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE37,030

TOTAL JUST VALUE162,761

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE168,642

SUBAREA MARKET VALUEBAS2019

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

0974/13353/09/2001WD U I 10100

GRANTOR: AMERICAN GENERAL FINA

GRANTEE: MUSSEAU BRAXTON

0974/13333/09/2001WD U V 10100

GRANTOR: AMERICAN GENERAL FINA

GRANTEE: MUSSEAU BRAXTON

EXTRA FEATURES

LNOBXFCODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSSUIT TYPEDTDPHT FACT% CONDOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/01/2023BYCDDetailed Description: This document provides comprehensive information regarding building characteristics, market adjustments, valuation summary, sales history, extra features, land details, and ownership records.

Total Acres: 4.58Total Land Value: 102,592Market: 0Agricultural: 0Common: 102,592PRINTED 07/09/2026 BY SYS