IN OR 770 PG 493

JOHNSTON PEGGY L
45088 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2026

17-2N-25-0000-0003-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	10/22/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	6,724
SOH/AGL Deduction	1,210
ASSESSED VALUE	5,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,514
TOTAL JUST VALUE	134,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951112	MH MOVE-ON	0	12/01/1995
6152	XFOB	4,460	12/05/1989
7994	MH MOVE-ON	20,000	12/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0770/0493	9/05/1996	WD	Q	I		24,000
GRANTOR: REWIS CHARLES W & LOL						
GRANTEE: JOHNSTON GARY L & P						
0316/0522	6/01/1980	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0200	BARN WD 0-	0	0	30	40	1,200.00	SF	20.00	20.00	100	1996	1996	3	20	4,800	

TOTAL OB/XF 4,800

LAND DESCRIPTION

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.20	AC		1.00	1.00	1.00	370.00	370.00	1,924							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.20	AC		1.00	1.00	1.00	25,000.00	25,000.00	130,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.20 Total Land Value: 1,924 Market: 130,000 Agricultural: 1,924 Common: 0 PRINTED 07/09/2026 BY SYS