IN OR 2828/65
(EX 3-18 & 3-19)

HESSONG AUTUMN/MURRAY ERIC
45108 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2026

17-2N-25-0000-0003-0080

BUILDING CHARACTERISTICS

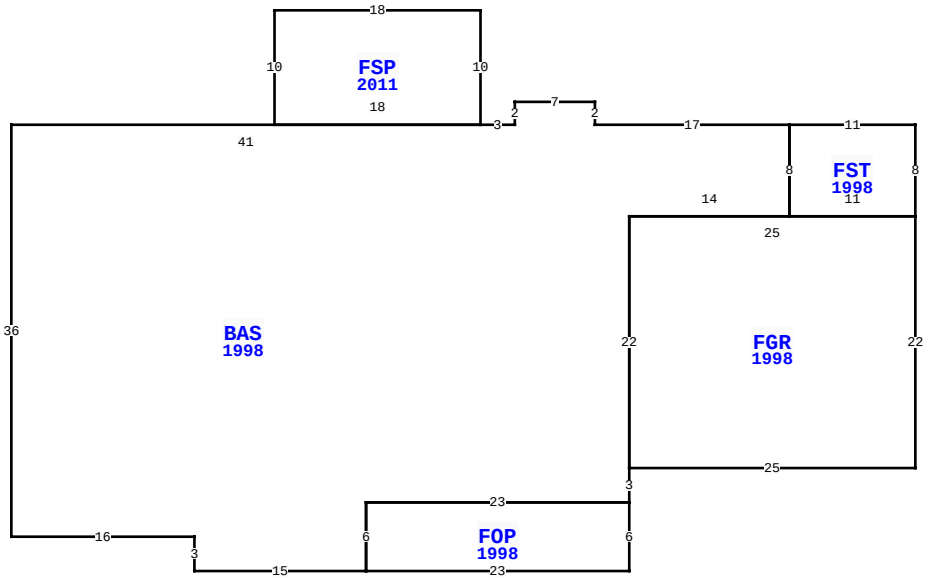
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,046	100	1998	2,046	247,686
FGR	550	55	1998	302	36,559
FOP	138	30	1998	41	4,963
FSP	180	40	2011	72	8,716
FST	88	55	1998	48	5,811
TOTALS	3,002			2,509	303,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,509	97.5840	135.64	340,321	1998	2003	0	0	0	10.75	89.25

1 SNGL FAM 0% - 2026 Heated Area: 2046 HX Base Yr



45108 MUSSLEWHITE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	303,736
TOTAL MARKET OB/XF VALUE	2,765
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	456,501
SOH/AGL Deduction	0
ASSESSED VALUE	456,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	456,501
TOTAL JUST VALUE	456,501
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2304497	METAL ROOF	18,500	04/05/2023
B974015	NEW CONSTR	120,000	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/65	10/30/2025	WD	U	I	30	310,000
GRANTOR: NIDEFSKE ROBERT J JR						
GRANTEE: HESSONG AUTUMN						
2636/918	5/01/2023	LE	U	I	11	100
GRANTOR: NIDEFSKE ROBERT J						
GRANTEE: NIDEFSKE ROBERT J J						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1998] W11 BAS=[YR=1998] W17 N2 W7 S2 W3 FSP=[YR=2011] N10 W18 S10 E18 $ W41 S36 E16 S3 E15 FOP=[YR=1998] E23 N6 W23 S6 $ N6 E23 N3 FGR=[YR=1998] E25 N22 W25 S22 $ N22 E14 N8 $ S8 E11 N8 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	0006	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	150,000							

REVIEW DATE 01/06/2023 BY KW Total Acres: 6.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS