PT OF SEC 17-2N-25E
IN OR 2746/1590

LANE VIRGIE E L/E/LANE BARRY W ET AL
45094 MUSSELWHITE RD
CALLAHAN, FL 32011

2026

17-2N-25-0000-0003-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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	06	Quality Level 06

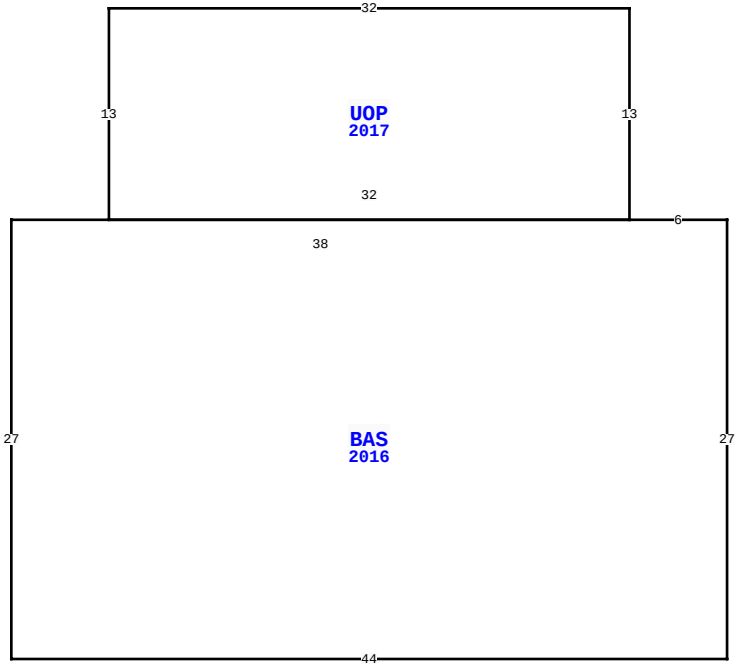
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2016	1,188	117,799
UOP	416	25	2017	104	10,313
TOTALS	1,604			1,292	128,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,292	146.9000	132.21	170,815	2016	2016	0	0	0	25.00	75.00

2 M/H 94+ 100% - 2017 Heated Area: 1188 HX Base Yr 2017



45094 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		128,111
TOTAL MARKET OB/XF VALUE		4,736
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		272,847
SOH/AGL Deduction		152,409
ASSESSED VALUE		120,438
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		14,027
TOTAL JUST VALUE		272,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165785	CO ISSUED	0	11/04/2016
MH165785	MH MOVE-ON	0	10/01/2016
B21634	NEW CONSTR	272,448	07/01/2008
E21012	ELEC OTHER	5,000	07/01/2008
M13976	MECH OTHER	0	07/01/2008
R11385	REPAIR/RRF	5,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2746/1590	9/23/2024	QC	U	I	11	100
GRANTOR: LANE VIRGIE E						
GRANTEE: LANE DARRELL S						
2737/830	9/06/2024	FJ	U	I	11	0
GRANTOR: LANE JOHNNY RAY EST						
GRANTEE: LANE VIRGIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W6 UOP=[YR=2017] N13 W32 S13 E32$ W38 S27 E44 N27$.

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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	21.30	21.30	100	1990	1990	3	20	511	
2	0681	POLE SHED	0	100	20	24	480.00	SF	15.00	15.00	100	1996	1996	3	20	1,440	
3	0351	CARPORT MT	0	100	21	17	357.00	SF	10.00	10.00	100	2019	2019	3	78	2,785	

LAND DESCRIPTION

TOTAL OB/XF 4,736

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	4.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	140,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/09/2026 BY SYS