IN OR 2685/587 EX 3-20
ESMT OR 1556/1544
ESMT PT OR 1561/1941

PAGE CURTIS E & ALINE M L/E/
45106 MUSSLEWHITE RD
CALLAHAN, FL 32011-3513

2026

17-2N-25-0000-0003-0190

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

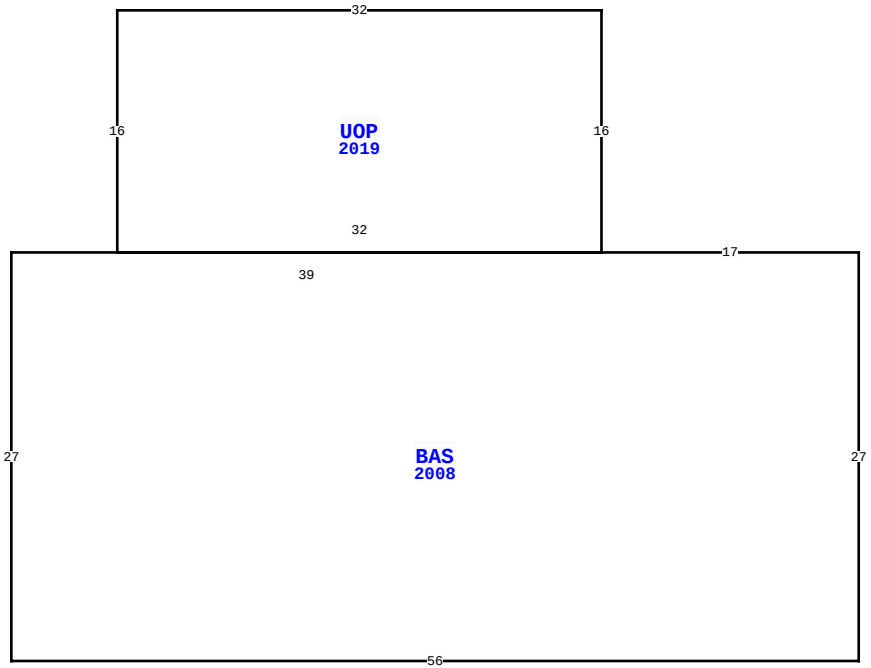
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2008	1,512	124,994
UOP	512	25	2019	128	10,581
TOTALS	2,024			1,640	135,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,640	135.0800	121.57	199,375	2008	2013	0	0	0	32.00	68.00

1 M/H 94+ 100% - 2009 Heated Area: 1512 HX Base Yr 2009



45106 MUSSLEWHITE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,575
TOTAL MARKET OB/XF VALUE		4,936
TOTAL LAND VALUE - MARKET		106,800
TOTAL MARKET VALUE		247,311
SOH/AGL Deduction		128,746
ASSESSED VALUE		118,565
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,154
TOTAL JUST VALUE		247,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,796

EYB ADJSTD FOR NEWER METAL ROOF: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5048	CO ISSUED	0	03/01/2008
MH5048	MH MOVE-ON	0	03/01/2008
M13672	3 TON UNIT	0	03/01/2008
P13100	OTHER	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/587	12/18/2023	LE	U	I	11	100
GRANTOR: PAGE CURITS E & ALINE						
GRANTEE: PAGE TIMOTHY KEITH						
0748/1200	1/11/1996	WD	Q	V		26,000
GRANTOR: REWIS JAMES & JUDY M						
GRANTEE: PAGE CURTIS & ALINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 UOP=[YR=2019] N16 W32 S16 E32$ W39 S27 E56 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	0680	POLE SHED	0	100	0	0	800.00	SF	6.60	6.60	100	2008	2008	3	44	2,323	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2008	2008	3	27	2,333	
3	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2010	2010	3	35	280	

LAND DESCRIPTION

TOTAL OB/XF 4,936

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	0005	OR	0.00	0.00	2.67	AC		1.00	1.00	1.00	40,000.00	40,000.00	106,800							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.67 Total Land Value: 106,800 Market: 0 Agricultural: 0 Common: 106,800 PRINTED 07/09/2026 BY SYS