

HAWKINS TAYLOR & CARLEY
45140 MUSSELWHITE RD
CALLAHAN, FL 32011

17-2N-25-0000-0003-0240

[illegible]

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45140 MUSSELWHITE RD
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2026

17-2N-25-0000-0003-0240

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		HARDIE BRD 100		8600		01		1,200		65.8260		17.77		21,324		2024		2024		0		0		2.00		98.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		3 BARNs		100%		- 2025						Heated Area: 1200												HX Base Yr 2021		Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					412,958				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					7,924				
Interior Floor		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					411,952				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					494,873				
Heating Type		01		NONE 100																										SOH/AGL Deduction					197,027				
Bedrooms		01		0 100																										ASSESSED VALUE					297,846				
Bathrooms		01		0 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					246,435				
																														TOTAL JUST VALUE					832,834				
																														NCON VALUE					0				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					878,920				