PT OF SEC 17-2N-25E
IN OR 2514/1505
(EX R/W OR 250/132)

POTTER VICKY LYNN
45012 MUSSLEWHITE RD
CALLAHAN, FL 32011

2026

17-2N-25-0000-0007-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

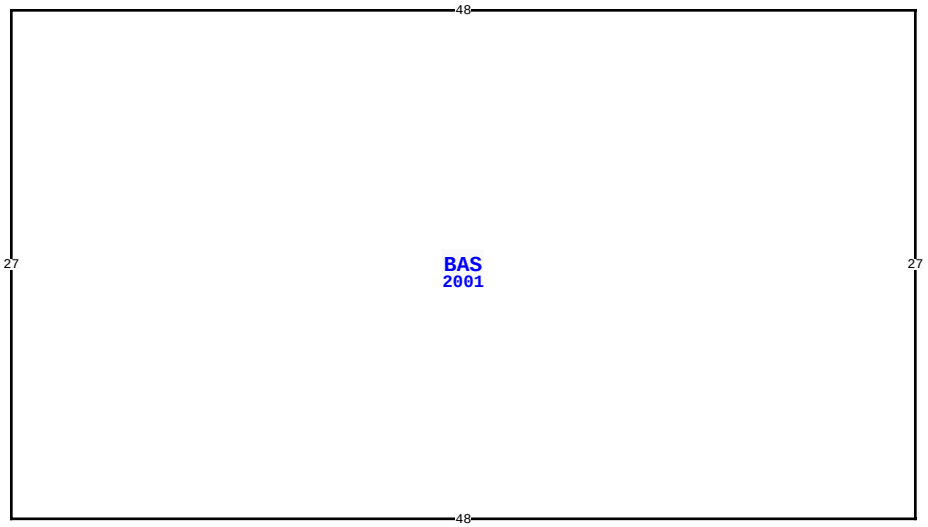
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2001	1,296	72,084
TOTALS	1,296			1,296	72,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	123.6000	111.24	144,167	1999	2004	0	0	0	50.00	50.00

1 M/H 94+ 0% - 0 Heated Area: 1296 HX Base Yr



45012 MUSSLEWHITE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	72,084
TOTAL MARKET OB/XF VALUE	1,264
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	124,348
SOH/AGL Deduction	0
ASSESSED VALUE	124,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,348
TOTAL JUST VALUE	124,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992737	MH MOVE-ON	0	01/06/1999
3210	N/A	10	02/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/1505	10/28/2021	WD	Q	I	01	100,000
GRANTOR: BURKHALTER KATRINA YV						
GRANTEE: POTTER VICKY LYNN						
2013/1297	11/05/2015	QC	U	I	11	100
GRANTOR: BURKHALTER KATRINA Y						
GRANTEE: BURKHALTER KATRINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S27 E48 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	1242	WD DECK A	0	0	25	8	200.00	SF	10.00	10.00	100	1993	1993	3	20	400	
2	1242	WD DECK A	0	0	48	6	288.00	SF	9.00	9.00	100	1995	1995	3	20	518	
3	1242	WD DECK A	0	0	32	6	192.00	SF	9.00	9.00	100	1995	1995	3	20	346	

LAND DESCRIPTION

TOTAL OB/XF 1,264

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	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS