LOT 2
IN OR 2079/1460
ESMT PT OR 1178/182

NELSON ROY
45020 MUSSLEWHITE RD
CALLAHAN, FL 32011

2026

17-2N-25-3010-0002-0000

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 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

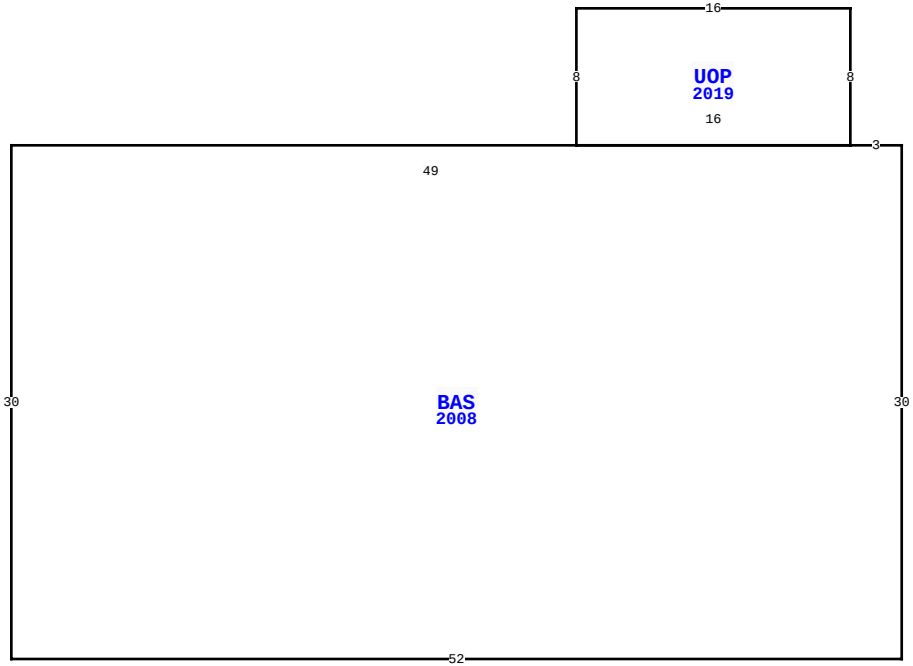
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2008	1,560	113,789
UOP	128	25	2019	32	2,334
TOTALS	1,688			1,592	116,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,592	135.0800	121.57	193,539	2004	2009	0	0	0	40.00	60.00

1 M/H 94+ 100% - 2019 Heated Area: 1560 HX Base Yr 2019



45020 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		116,123
TOTAL MARKET OB/XF VALUE		454
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		167,577
SOH/AGL Deduction		91,550
ASSESSED VALUE		76,027
TOTAL EXEMPTION VALUE	HX HB	51,027
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		167,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,807

MISC STRG = NV : 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4365	MH MOVE-ON	0	04/01/2004
W216	XFOB	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2079/1460	10/25/2016	WD	Q	I	01	72,000
GRANTOR: HOMES HQ LLC						
GRANTEE: NELSON ROY						
2033/1276	3/14/2016	CT	U	I	18	27,400
GRANTOR: CLERK OF COURT						
GRANTEE: HOMES HQ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 UOP=[YR=2019] N8 W16 S8 E16$ W49 S30 E52 N30$.

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	100	18	12	216.00	SF	10.00	10.00	100	2005	2005	3	21	454	

LAND DESCRIPTION

TOTAL OB/XF 454

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	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS