PT LOTS 54,61 & 62 & PT
NE1/4 OF SEC 33-2N-25E IN
OR 181/63,OR 220/288,

WHITLEY SILAS & DARLENE R
45175 MUSIC LANE
CALLAHAN, FL 32011

2026

28-2N-25-3060-0054-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OFF MUSIC LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	12/31/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	28,344
TOTAL LAND VALUE - MARKET	190,500
TOTAL MARKET VALUE	31,423
SOH/AGL Deduction	1,011
ASSESSED VALUE	30,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,412
TOTAL JUST VALUE	218,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1520	6/27/2024	WD	U	I	11	100
GRANTOR: WHITLEY SILAS & DARLE						
GRANTEE: WHITLEY SILAS & DAR						
0458/0698	6/12/1985	WD	Q	V	01	100
GRANTOR: MUSIC JAMES T & LOIS						
GRANTEE: MUSIC STUART T & DA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	36	20	720.00	SF	10.00	10.00	100	1985	1985	3	20	1,440	
2	0681	POLE SHED	0	0	28	20	560.00	SF	15.00	15.00	100	1985	1985	3	20	1,680	
4	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1985	1985	3	20	720	
5	0351	CARPORT MT	0	0	84	18	1,512.00	SF	10.00	10.00	100	1988	1988	3	20	3,024	
6	0681	POLE SHED	0	0	0	0	1,488.00	SF	15.00	15.00	100	1985	1985	3	20	4,464	
7	0510	GARAGE WD-	0	0	40	25	1,000.00	SF	35.00	35.00	100	2004	2004	3	30	10,500	
8	0940	SHEDS/PORT	0	0	14	24	336.00	SF	30.00	30.00	100	2004	2004	3	20	2,016	
9	0351	CARPORT MT	0	0	25	20	500.00	SF	10.00	10.00	100	2013	2013	3	50	2,500	
10	0351	CARPORT MT	0	0	40	25	1,000.00	SF	10.00	10.00	100	2004	2004	3	20	2,000	

LAND DESCRIPTION

TOTAL OB/XF 28,344

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	006005	A	PASTURE - GR	0		OR	0.00	0.00	5.62	AC		1.00	1.00	1.00	370.00	370.00	2,079							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.62	AC		1.00	1.00	1.00	25,000.00	25,000.00	190,500							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 7.62 Total Land Value: 3,079 Market: 190,500 Agricultural: 3,079 Common: 0 PRINTED 07/09/2026 BY SYS