PT NW1/4 OF SE1/4 OF
SEC 33-3N-25E IN OR 1899/60

STRAVERS WILLIAM M
42150 MUSTANG RIDGE TRAIL
CALLAHAN, FL 32011

2026

33-3N-25-0000-0002-0050

BUILDING CHARACTERISTICS

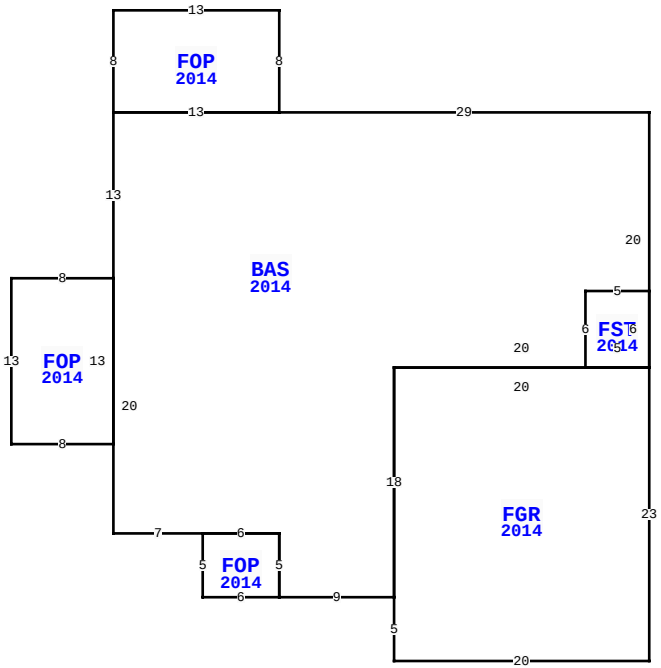
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,171	100	2014	1,171	171,506
FGR	460	55	2014	253	37,054
FOP	30	30	2014	9	1,318
FOP	104	30	2014	31	4,541
FOP	104	30	2014	31	4,541
FST	30	55	2014	16	2,343
TOTALS	1,899			1,511	221,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,511	114.8418	159.63	241,201	2014	2014	0	0	0	8.25	91.75

1 SNGL FAM 100% - 2016 Heated Area: 1171 HX Base Yr 2016



42150 MUSTANG RIDGE TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	221,302
TOTAL MARKET OB/XF VALUE	25,200
TOTAL LAND VALUE - MARKET	151,550
TOTAL MARKET VALUE	398,052
SOH/AGL Deduction	233,777
ASSESSED VALUE	164,275
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	112,864
TOTAL JUST VALUE	398,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633067	CARPORT	14,731	09/16/2016
B1428587	CO ISSUED	0	07/16/2014
B1428587	NEW CONSTR	145,663	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1899/0060	1/22/2014	WD	U	V	11	100
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: STRAVERS WILLIAM M						
1891/1795	12/03/2013	WD	Q	V	02	34,700
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: STRAVERS WILLIAM M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W29 FOP=[YR=2014] N8 W13 S8 E13$ W13 S13 FOP=[YR=2014] W8 S13 E8 N13$S20 E7 FOP=[YR=2014] S5 E6 N5 W6 $ E6 S5 E9 FGR=[YR=2014] S5 E20 N23 FST=[YR=2014] N6 W5 S6 E5$ W20 S18$ N18 E20 N20$.

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
2	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2016	2016	3	75	25,200	

LAND DESCRIPTION

TOTAL OB/XF 25,200

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	0007	OR	0.00	0.00	4.33	AC		1.00	1.00	1.00	35,000.00	35,000.00	151,550							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.33 Total Land Value: 151,550 Market: 0 Agricultural: 0 Common: 151,550 PRINTED 07/09/2026 BY SYS