



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

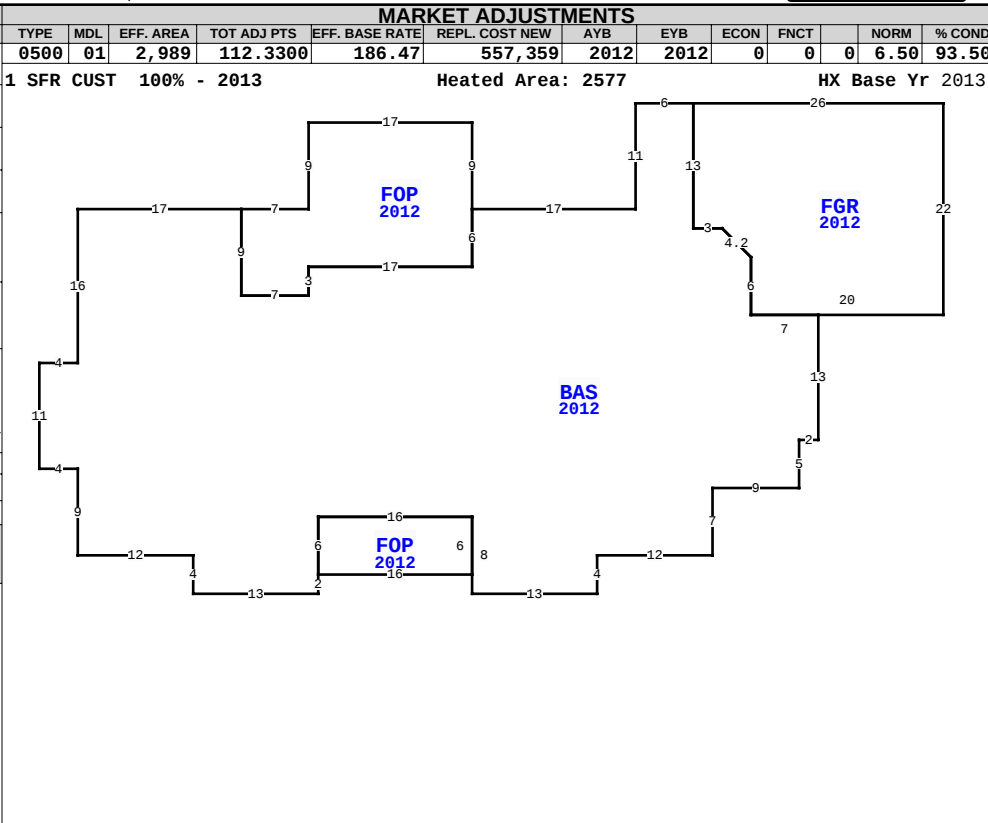
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,577	100	2012	2,577	449,298
FGR	523	55	2012	288	50,212
FOP	96	30	2012	29	5,056
FOP	318	30	2012	95	16,564

TOTALS	3,514			2,989	521,131
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00	35.00	
2	0350	CARPORT WD	0	100	10	35	350.00	SF	13.00	13.00	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	13.22	AC	



45730 MUSSLEWHITE RD, CALLAHAN	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00	35.00	100	2014	2014	3	68	19,992	
2	0350	CARPORT WD	0	100	10	35	350.00	SF	13.00	13.00	100	2014	2014	3	55	2,503	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	

TOTAL OB/XF											
69,995											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		521,131	
TOTAL MARKET OB/XF VALUE		69,995	
TOTAL LAND VALUE - MARKET		224,740	
TOTAL MARKET VALUE		815,866	
SOH/AGL Deduction		440,388	
ASSESSED VALUE		375,478	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		324,067	
TOTAL JUST VALUE		815,866	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		773,458	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632323	SWIM POOL	35,000	05/01/2016
B1226481	GARAGE	40,429	10/03/2012
B25332	C0 ISSUED	0	09/14/2012
E24626	NEW CONSTR	0	02/01/2012
R12828	REPAIR/RRF	19,080	02/01/2012
M16816	H/AC	0	01/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1661/1777	2/01/2010	WD	Q	V	01
GRANTOR: AMELLIO JOSEPH & PAUL					
GRANTEE: MADDOX JASON B					
1336/1153	7/27/2005	WD	Q	V	
GRANTOR: GREEN DONALD					
GRANTEE: AMELLIO JOSEPH & PA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2012] W26 BAS=[YR=2012] W6 S11 W17 FOP=[YR=2012] N9 W17 S9 W7 S9 E7 N3 E17 N6\$ S6 W17 S3 W7 N9 W17 S16 W4 S11 E4 S9 E12 S4 E13 N2 FOP=[YR=2012] E16 N6 W16 S6\$ N6 E16 S8 E13 N4 E12 N7 E9 N5 E2 N13 W7 N6 U3 L3 W3 N13\$ S13 E3 D3 R3 S6 E20 N22\$.											