TRACT 3
CHARWOOD ESTATES PB 4/65

BARRY MICHAEL STEPHEN
44866 ARTESIAN BLVD
CALLAHAN, FL 32011

2023

04-1N-25-2755-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

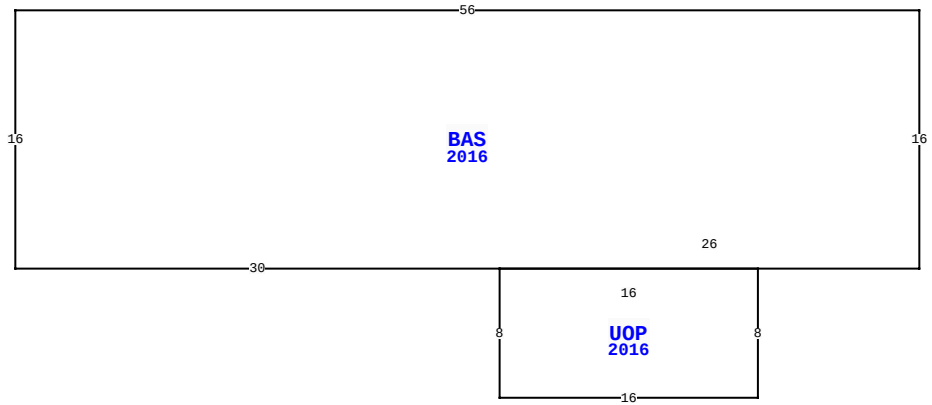
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	71,657
UOP	128	25	32	2,560
TOTALS	1,024		928	74,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	928	126.9400	88.86	82,462	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 0% - 2023 Heated Area: 896 HX Base Yr



44866 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	74,216
TOTAL MARKET OB/XF VALUE	26,451
TOTAL LAND VALUE - MARKET	35,350
TOTAL MARKET VALUE	136,017
SOH/AGL Deduction	0
ASSESSED VALUE	136,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,017
TOTAL JUST VALUE	136,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165730	CO ISSUED	0	05/19/2016
MH165730	MH MOVE-ON	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1612	5/30/2023	WD	Q	I	01	225,000
GRANTOR: MCCLARTY JENINE &						
GRANTEE: BARRY MICHAEL STEPH						
2501/0255	9/27/2021	LE	U	I	11	100
GRANTOR: MCRAE CLAYTON N						
GRANTEE: MCRAE CLAYTON & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S16 E30 UOP=[YR=2016] S8 E16 N8 W16$ E26 N16$.

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	0511	GARAGE CB-	0	0	24	26	624.00	SF	40.00	40.00	100	1989	1989	3	59.5	14,851	
2	0812	CONCRETE C	0	0	0	0	1,540.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,665	
3	0812	CONCRETE C	0	0	0	0	2,466.00	SF	4.00	4.00	100	1993	1993	3	68	6,708	
4	0350	CARPORT WD	0	0	8	23	184.00	SF	13.00	13.00	100	1991	1991	3	20	478	
5	0350	CARPORT WD	0	0	12	24	288.00	SF	13.00	13.00	100	1998	1998	3	20	749	

LAND DESCRIPTION

TOTAL OB/XF 26,451

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	000102	C	SFR/MH	0	0006	RM	0.00	0.00	1.01	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,350							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.01 Total Land Value: 35,350 Market: 0 Agricultural: 0 Common: 35,350 PRINTED 08/02/2023 BY SYS