

TRACT 4
IN OR 979/590
2001 SKY0-TW

BUSKE LYNN DIANE
44838 ARTESIAN BLVD
CALLAHAN, FL 32011

2023

04-1N-25-2755-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6															
Exterior Wall	05	AVERAGE 100	0800	02	1,805	152.3600	106.65	192,503	2001	2001	0	0	0	50.00	50.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2018													Heated Area: 1716														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 80																												
Interior Floo	08	SHT VINYL 20																												
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																												
Quality			06	Quality Level 06																										
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	1,716	100	1,716	91,506																										
DCK	160	15	24	1,280																										
UOP	260	25	65	3,466																										
TOTALS			2,136	1,805	96,252																									
EXTRA FEATURES			44838 ARTESIAN BLVD, CALLAHAN																											
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	29	32	928.00	SF	35.00	35.00	100	1991	1991	3	20	6,496															
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010															
4	0748	M/H FONDTN	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	100	5,000															
5	0855	CONC PAVER	0 100	17	3	51.00	SF	7.00	7.00	100	2003	2003	3	84	300															
6	0810	CONCRETE A	0 100	18	24	432.00	SF	6.50	6.50	100	2009	2009	3	91	2,555															
7	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	6.50	100	2009	2009	3	91	124															
8	1242	WD DECK A	0 100	22	8	176.00	SF	10.00	10.00	100	2008	2008	3	40	704															
TOTAL OB/XF			18,189																											
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,035													
REVIEW DATE 12/09/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,035 Market: 0 Agricultural: 0 Common: 35,035 PRINTED 08/02/2023 BY SYS																														

BUSKE LYNN DIANE
44838 ARTESIAN BLVD
CALLAHAN, FL 32011

04-1N-25-2755-0004-0000

[illegible]