LOTS 1 & PT OF LOT 2 (S-1)
IN OR 451 PG 43,312/388
R672373 & R672374 & R672375

WRIGHT EARL E & INGRIDA P
44857 ARTESIAN BLVD
CALLAHAN, FL 32011

2023

04-1N-25-2780-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

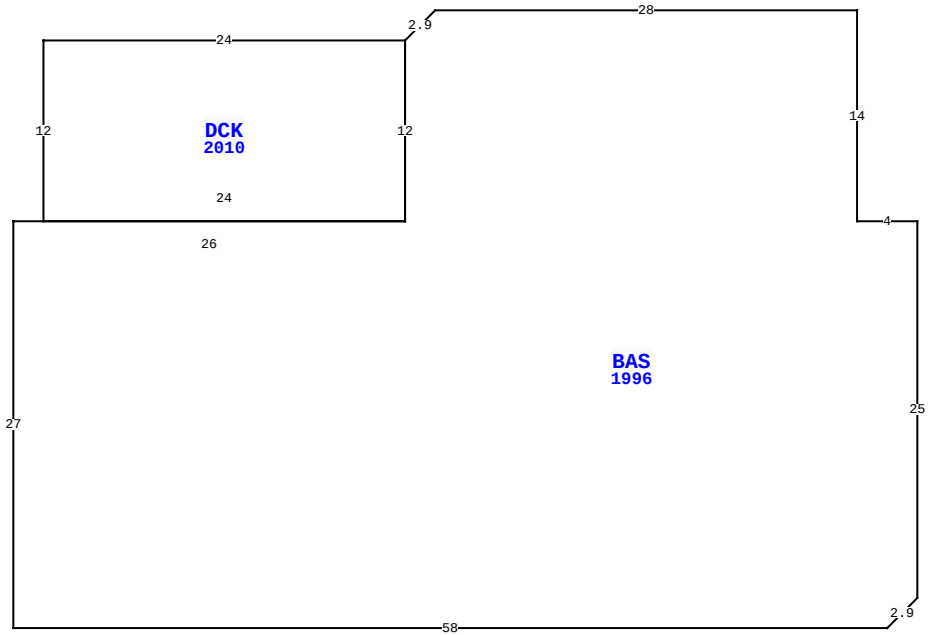
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100	2,036	66,813
DCK	288	15	43	1,411
TOTALS	2,324		2,079	68,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,079	117.2000	82.04	170,561	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1979 Heated Area: 2036 HX Base Yr 1979



44857 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		79,128
TOTAL MARKET OB/XF VALUE		3,264
TOTAL LAND VALUE - MARKET		88,200
TOTAL MARKET VALUE		170,592
SOH/AGL Deduction		88,391
ASSESSED VALUE		82,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,201
TOTAL JUST VALUE		170,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24326	DEMOLITION	2,185	01/01/2011
B962647	DEMOLITION	0	05/01/1996
MH1312	MH MOVE-ON	0	05/01/1996
5905	GARAGE	10,608	08/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0451/0043	4/01/1985	QC	U	I		100
GRANTOR:						
GRANTEE:						
0312/0388	4/01/1980	WD	U	I	11	0
GRANTOR: POPE ELLA MAE						
GRANTEE: WRIGHT EARL E & ING						

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
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
8	0810	CONCRETE A	0	100	12	17	204.00	SF	6.50	6.50	100	1980	1980	3	35	464	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W4 N14 W28 D2 L2 DCK=[YR=2010] W24 S12 E24 N12$ S12 W26 S27 E58 U2 R2 N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,264

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	100	0006	RM	0.00	0.00	2.52	AC		1.00	1.00	1.00	35,000.00	35,000.00	88,200							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 2.52 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 08/02/2023 BY SYS

LOTS 1 & PT OF LOT 2 (S-1)
IN OR 451 PG 43,312/388
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2023

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BUILDING CHARACTERISTICS

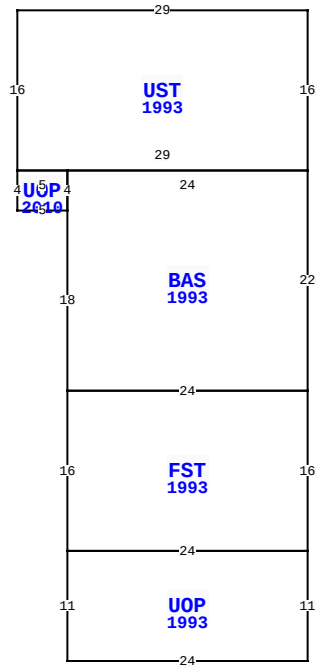
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	528	5,729
FST	384	55	211	2,290
UOP	264	20	53	575
UOP	20	20	4	44
UST	464	45	209	2,268
TOTALS	1,660		1,005	10,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,005	62.0000	21.70	21,808	1953	1953	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1979 Heated Area: 528 HX Base Yr 1979



44857 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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0312/0388	4/01/1980	WD	U	I	11	0
GRANTOR: POPE ELLA MAE						
GRANTEE: WRIGHT EARL E & ING						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W29 S16 UOP=[YR=2010] S4 E5 BAS=[YR=1993] S18 FST=[YR=1993] S16 UOP=[YR=1993] S11 E24 N11 W24$ E24 N16 W24$ E24 N22 W24 S4$ N4 W5 $ E29 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2022 BY KBA Total Acres: 2.52 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 08/02/2023 BY SYS