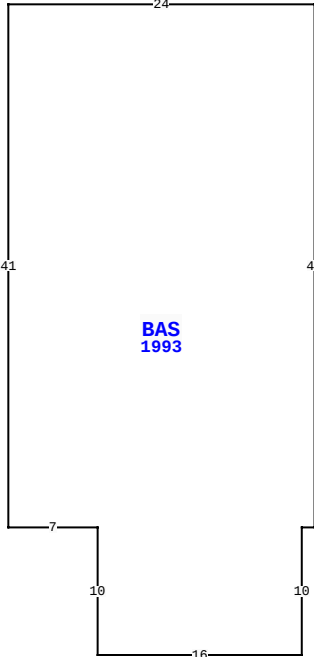


SPIRES BILLIE JO
44441 ARTESIAN BLVD
CALLAHAN, FL 32011

04-1N-25-2780-0010-0020

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	VALUATION SUMMARY															
Exterior Wall		05	AVERAGE 100							0100	01	1,144	89.1000	80.41	91,989	1940	1975	0	0	0	19.00	81.00	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 0% - 2003										Heated Area: 1144					HX Base Yr 2003					Tax Group: 6					Tax Dist:				
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					318,092														
Interior Wall		02	WALL BD added WD 100																	TOTAL MARKET OB/XF VALUE					52,748														
Interior Floo		05	ASPH TILE 100																	TOTAL LAND VALUE - MARKET					138,000														
Air Condition		01	NONE 100																	TOTAL MARKET VALUE					442,710														
Heating Type		02	CONVECTION 100																	SOH/AGL Deduction					131,933														
Bedrooms			3 100																	ASSESSED VALUE					310,777														
Bathrooms			1 100																	TOTAL EXEMPTION VALUE					HX HB 50,000														
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					260,777														
Stories		1.	1. 100																	TOTAL JUST VALUE					508,840														
Units			0 100																	NCON VALUE					0														
BUD8 Adjustme		06	DIST 1D 100							INCOME VALUE																													
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE					302,549																								
Quality		05	Quality Level 05																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA				08																																
NEIGHBORHOOD/LOC		8006.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,144	100	1,144	74,511																																			
TOTALS		1,144	1,144		74,511																																		
EXTRA FEATURES										44441 ARTESIAN BLVD, CALLAHAN										BLD DATE				LGL DATE		05/19/2023		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	0940	SHEDS/PORT	0 100	0	0	60.00	SF	20.10	20.10	100	1980	1980	3	20	241																								
2	0680	POLE SHED	0 100	24	24	576.00	SF	10.00	10.00	100	1980	1980	3	20	1,152																								
3	0680	POLE SHED	0 100	26	24	624.00	SF	10.00	10.00	100	1997	1997	3	26	1,622																								
4	0812	CONCRETE C	0 100	0	0	5,517.00	SF	4.00	4.00	100	1998	1998	3	77	16,992																								
5	0861	POOL GUNIT	0 100	36	18	648.00	SF	85.00	85.00	100	1998	1998	3	23	12,668																								
6	0845	KOOL DECK	0 100	0	0	1,782.00	SF	7.25	7.25	100	1998	1998	3	77	9,948																								
7	0351	CARPORT MT	0 100	49	16	784.00	SF	9.00	9.00	100	1998	1998	3	20	1,411																								
8	0351	CARPORT MT	0 100	34	8	272.00	SF	10.00	10.00	100	2001	2001	3	20	544																								
9	0351	CARPORT MT	0 100	18	18	324.00	SF	2.50	2.50	100	2001	2001	3	20	162																								
10	0812	CONCRETE C	0 100	0	0	2,412.00	SF	4.00	4.00	100	2002	2002	3	83	8,008																								
LAND DESCRIPTION										TOTAL OB/XF										52,748																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																						
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.25	AC		1.00	1.00	1.00	440.00	440.00	1,870																						
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	4.25	AC		1.00	1.00	1.00	16,000.00	16,000.00	68,000																						
REVIEW DATE 08/11/2020 BY KB Total Acres: 6.25 Total Land Value: 71,870 Market: 68,000 Agricultural: 1,870 Common: 70,000 PRINTED 08/02/2023 BY SYS																																							

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2023

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