PT OF LOT 13
IN OR 654 PG 412
2004 MERT DW

SMITH CATHY W
44363 ARTESIAN BLVD
CALLAHAN, FL 32011

2023

04-1N-25-2780-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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	03	Quality Level 03

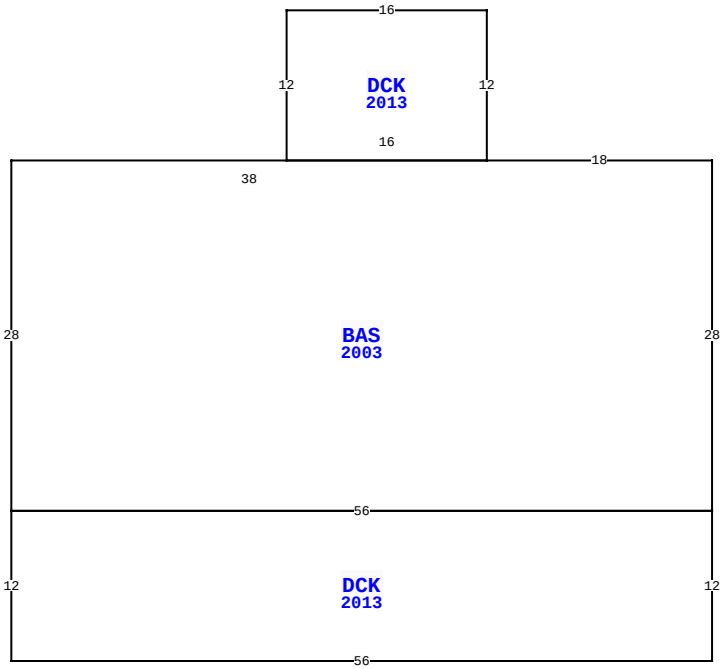
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	69,465
DCK	192	15	29	1,285
DCK	672	15	101	4,474
TOTALS	2,432		1,698	75,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,698	117.2000	82.04	139,304	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 1996 Heated Area: 1568 HX Base Yr 1996



44363 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		75,224
TOTAL MARKET OB/XF VALUE		7,167
TOTAL LAND VALUE - MARKET		46,550
TOTAL MARKET VALUE		128,941
SOH/AGL Deduction		58,955
ASSESSED VALUE		69,986
TOTAL EXEMPTION VALUE	HX HB	44,986
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		128,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M7370	H/AC	0	08/01/2003
MH	MH MOVE-ON	0	08/01/2003
7435	MH MOVE-ON	2,000	08/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0654/0412	4/08/1992	WD	U	I	11	26,000
GRANTOR: ULMER RUSSELL & P P						
GRANTEE: SMITH CATHY W						
0550/0067	8/12/1988	WD	Q	V		17,000
GRANTOR: PAGE L J JR						
GRANTEE: ULMER RUSSELL R SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 DCK=[YR=2013] N12 W16 S12 E16$ W38 S28
DCK=[YR=2013] S12 E56 N12 W56$ E56 N28$.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1975	1975	3	20	1,152	
2	0810	CONCRETE A	0	100	12	24	288.00	SF	6.50	6.50	100	1975	1975	3	27	505	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
6	1076	TRELLIS A	0	100	12	22	264.00	SF	7.50	7.50	100	2013	2013	3	75	1,485	
7	1076	TRELLIS A	0	100	12	14	168.00	SF	7.50	7.50	100	2013	2013	3	75	945	

LAND DESCRIPTION

TOTAL OB/XF 7,167

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	000115	C	SFR ACRES	100	0006	OR	140.00	415.00	1.33	AC		1.00	1.00	1.00	35,000.00	35,000.00	46,550							

REVIEW DATE 09/20/2019 BY KBA Total Acres: 1.33 Total Land Value: 46,550 Market: 0 Agricultural: 0 Common: 46,550 PRINTED 08/02/2023 BY SYS