

PT OF LOT 36
IN OR 1225/221
GRAY GABLES SUB PB 0/52

SIMPSON SUSAN A & JAMES P
44226 ARTESIAN BLVD
CALLAHAN, FL 32011

2023

04-1N-25-2780-0036-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,976	100	2,976	323,606
FOP	156	30	47	5,110
FUS	764	100	764	83,077
UST	174	45	78	8,482

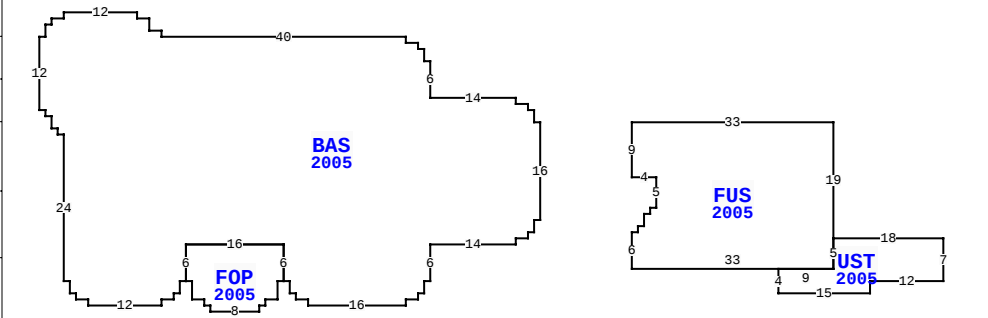
TOTALS	4,070		3,865	420,275
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	0	1,032.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.50

REVIEW DATE	02/25/2020	BY	KBP
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,865	100.0800	118.84	459,317	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2007 Heated Area: 3740 HX Base Yr 2007											



44226 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	1,032.00	SF	4.00	4.00	100	2003	2003	3	84	3,468	

TOTAL OB/XF										6,618						
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00

Total Acres:	1.50	Total Land Value:	52,500	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				420,275	
TOTAL MARKET OB/XF VALUE				6,618	
TOTAL LAND VALUE - MARKET				52,500	
TOTAL MARKET VALUE				479,393	
SOH/AGL Deduction				245,810	
ASSESSED VALUE				233,583	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				183,583	
TOTAL JUST VALUE				479,393	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				375,644	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306597	ROOF	23,000	05/19/2023
B13029	NEW CONSTR	0	12/01/2004
B985597	NEW CONSTR	163,864	11/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1225/0221	4/26/2004	WD	Q	I		140,000
GRANTOR: STEWART DONNA L						
GRANTEE: SIMPSON SUSAN A & J						
1194/0262	12/09/2003	QC	U	I	01	54,000
GRANTOR: STEWART WILLIAM E						
GRANTEE: STEWART DONNA L						

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2005] W1 N2 W1 N1 W2 N1 W14 N6 W1 N2 W1 N1 W2 N1 W40 N1 W2 N2 W2 N1 W12 S1 W2 S1 W1 S2 W1 S12 E1 S1 E1 S2 E1 S1 E1 S24 E1 S2 E1 S1 E2S1 E12 N1 E2 N1 E1 N2 E1 FOP=[YR=2005] E1 S3 E2 S1 E1 S1 E8 N1 E1 N1 E2 N3 E1 N6 W16 S6 S6 E16 S6 E1 S2 E1 S1 E2 S1 E16 N1 E2 N1 E1 N2 E1 N6 E14 N1 E2 N1 E1 N2 E1 N16 \$ PTR= E15 FUS=[YR=2005] E33 S19 UST=[YR=2005] E18 S7 W12 S2 W15 N4 E9 N5 \$ S5 W33 N6 E1 N1 E1 N2 E1 N1 E1 N5 W4 N9 \$ W15 \$.																