LOT 39 &
PT OF ABND R/W RESOL 2002-117
IN OR 2118/922

MCFARLIN SHAWN PATRICK
44336 ARTESIAN BLVD
CALLAHAN, FL 32011

2023

04-1N-25-2780-0039-0000

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

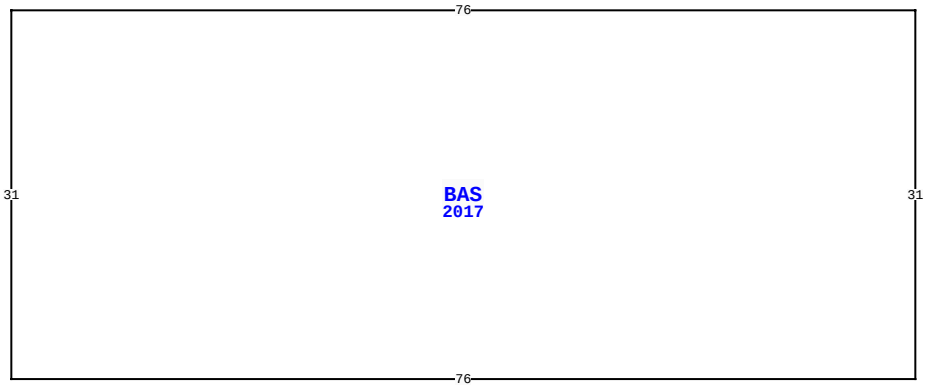
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	159,059
TOTALS	2,356		2,356	159,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	2,356	105.9870	68.89	162,305	2017	2017	0	0	0	2.00	98.00

1 MOD FRAME – 100% - 2018 Heated Area: 2356 HX Base Yr 2018



44336 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		159,059
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		81,900
TOTAL MARKET VALUE		240,959
SOH/AGL Deduction		100,791
ASSESSED VALUE		140,168
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,168
TOTAL JUST VALUE		240,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009404	CO ISSUED	0	10/24/2017
17003969	MH MOVE-ON	0	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2118/0922	4/25/2017	WD	Q	V	01	36,500
GRANTOR: LANE SAMUEL & MARILYN						
GRANTEE: MCFARLIN SHAWN PATR						
1231/0858	5/18/2004	WD	Q	V		41,500
GRANTOR: G & H LAND DEV LLC						
GRANTEE: LANE SAMUEL & MARIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S31 E76 N31$.

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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.34	AC		1.00	1.00	1.00	35,000.00	35,000.00	81,900							

REVIEW DATE 02/25/2020 BY KBP Total Acres: 2.34 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 08/02/2023 BY SYS