

LOT 42
IN OR 1495/1580
GRAY GABLES SUB PB 0/52

DAVIS MARK R
44456 ARTESIAN BLVD
CALLAHAN, FL 32011

2023

04-1N-25-2780-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

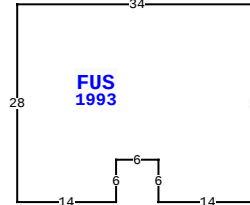
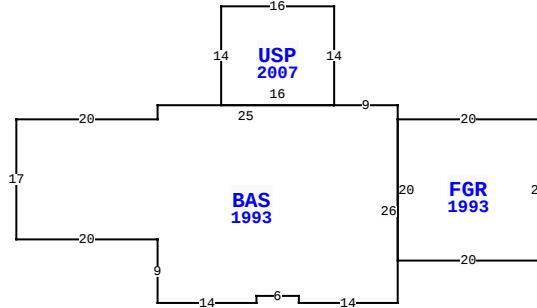
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100	1,286	163,313
FGR	400	55	220	27,938
FUS	916	100	916	116,325
USP	224	30	67	8,509

TOTALS	2,826		2,489	316,085
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	17	14	238.00	SF	13.00	13.00	100	1983
2	0510	GARAGE WD-	0 100	39	14	546.00	SF	35.00	35.00	100	1984
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993
4	0811	CONCRETE B	0 100	40	20	800.00	SF	5.20	5.20	100	1993
5	0681	POLE SHED	0 100	21	30	630.00	SF	15.00	15.00	100	2000
6	1242	WD DECK A	0 100	0	0	563.00	SF	10.00	10.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.27	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,489	121.2192	143.95	358,292	1993	1998	0	0	11.78	88.22
1 SNGL FAM - 100% - 2008 Heated Area: 2202 HX Base Yr 2008											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										361,027	
TOTAL MARKET OB/XF VALUE										16,373	
TOTAL LAND VALUE - MARKET										79,450	
TOTAL MARKET VALUE										456,850	
SOH/AGL Deduction										229,646	
ASSESSED VALUE										227,204	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										177,204	
TOTAL JUST VALUE										456,850	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										376,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010061	GARAGE	147,315	10/21/2020
B1428848	REPAIR/RRF	10,875	04/01/2014
4455	NEW CONSTR	2,600	01/04/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1495/1580	5/01/2007	WD	Q	I		309,000	
GRANTOR: PENNA TERESA ANN							
GRANTEE: DAVIS MARK R							
1456/1606	11/03/2006	WD	U	I	23	202,000	
GRANTOR: SCHNACKENBERG EDDIE &							
GRANTEE: PENNA TERESA ANN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W20 BAS=[YR=1993] N2 W9 USP=[YR=2007] N14 W16 S14 E16\$ W25 S2 W20 S17 E20 S9 E14 N1 E6 S1 E14 N26\$ S20 E20 N20\$ PTR= E20 FUS=[YR=1993] E34 S28 W14 N6 W6 S6 W14 N28 \$ W20 \$.											

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