TRACTS S1/2 OF 1 & ALL OF 2
IN OR 308 PG 20
CHARWOOD ESTATES PB 4/65

MCLARTY JENINE L
44890 ARTESIAN BLVD
CALLAHAN, FL 32011

2024

04-1N-25-2755-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

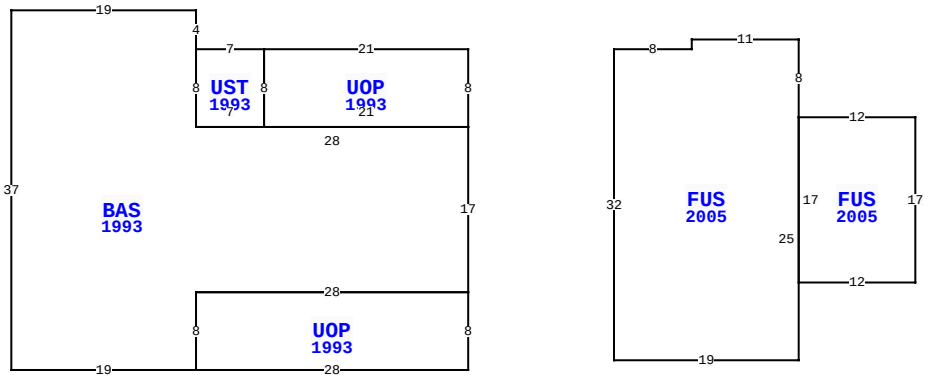
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,179	100	1,179	99,580
FUS	204	100	204	17,230
FUS	619	100	619	52,282
UOP	168	20	34	2,872
UOP	224	20	45	3,801
UST	56	45	25	2,112
TOTALS	2,450		2,106	177,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,106	105.8400	100.55	211,758	1990	1991	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2002 HX Base Yr 2024



44890 ARTESIAN BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		177,877
TOTAL MARKET OB/XF VALUE		1,732
TOTAL LAND VALUE - MARKET		82,764
TOTAL MARKET VALUE		262,373
SOH/AGL Deduction		0
ASSESSED VALUE		262,373
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		162,373
TOTAL JUST VALUE		262,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,480

OLD CR/CPT NO VALUE (CONDTN)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3913	N/A	5,000	03/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1349	2/13/2024	QC	U	I	11	100
GRANTOR: MCRAE MARK						
GRANTEE: MCLARTY JENINE						
2695/131	1/22/2024	QC	U	I	11	100
GRANTOR: HERRES DENITA						
GRANTEE: MCLARTY JENINE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W21 UST=[YR=1993] W7 BAS=[YR=1993] N4 W19 S37 E19 UOP=[YR=1993] E28 N8 W28 S8$ N8 E28 N17 W28 N8$ S8 E7 N8$ S8 E21 N8$ PTR=E15 FUS=[YR=2005] E8 N1 E11 S8 FUS=[YR=2005] E12 S17 W12 N17 $ S25 W19 N32 $ W15 $.

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	0510	GARAGE WD-	0	100	12	24	288.00	SF	26.95	26.95	100	1986	1986	3	20	1,552	
2	1242	WD DECK A	0	100	9	10	90.00	SF	10.00	10.00	100	1987	1987	3	20	180	

LAND DESCRIPTION

TOTAL OB/XF 1,732

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	CN	141.00	156.00	66,211.00	SF		1.00	1.00	1.00	1.25	1.25	82,764							

REVIEW DATE 05/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 82,764 Market: 0 Agricultural: 0 Common: 82,764 PRINTED 08/06/2024 BY SYS