TRACT 3
CHARWOOD ESTATES PB 4/65
ESMT IN OR 2647-1614

BARRY MICHAEL STEPHEN
44866 ARTESIAN BLVD
CALLAHAN, FL 32011

2024

04-1N-25-2755-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

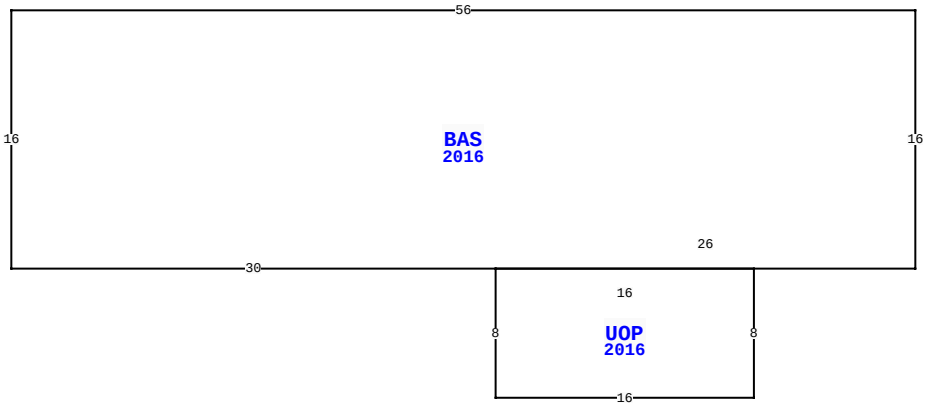
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	90,744
UOP	128	25	32	3,241
TOTALS	1,024		928	93,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	928	145.2000	108.90	101,059	2016	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2024 Heated Area: 896 HX Base Yr 2024



44866 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		105,026
TOTAL MARKET OB/XF VALUE		11,248
TOTAL LAND VALUE - MARKET		35,350
TOTAL MARKET VALUE		151,624
SOH/AGL Deduction		0
ASSESSED VALUE		151,624
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,624
TOTAL JUST VALUE		151,624
NCON VALUE		7,836
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165730	CO ISSUED	0	05/19/2016
MH165730	MH MOVE-ON	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1612	5/30/2023	WD	Q	I	01	225,000
GRANTOR: MCCLARTY JENINE &						
GRANTEE: BARRY MICHAEL STEPH						
2501/0255	9/27/2021	LE	U	I	11	100
GRANTOR: MCRAE CLAYTON N						
GRANTEE: MCRAE CLAYTON & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S16 E30 UOP=[YR=2016] S8 E16 N8 W16$ E26 N16$.

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
2	0812	CONCRETE C	0	100	0	0	1,540.00	SF	4.00	4.00	100	1989	1989	3	57	3,511	
3	0812	CONCRETE C	0	100	0	0	2,466.00	SF	4.00	4.00	100	1993	1993	3	66	6,510	
4	0350	CARPORT WD	0	100	8	23	184.00	SF	13.00	13.00	100	1991	1991	3	20	478	
5	0350	CARPORT WD	0	100	12	24	288.00	SF	13.00	13.00	100	1998	1998	3	20	749	

LAND DESCRIPTION

TOTAL OB/XF 11,248

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	000102	C	SFR/MH	100	0006	RM	0.00	0.00	1.01	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,350							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.01 Total Land Value: 35,350 Market: 0 Agricultural: 0 Common: 35,350 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

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Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Quality	06	Quality Level 06

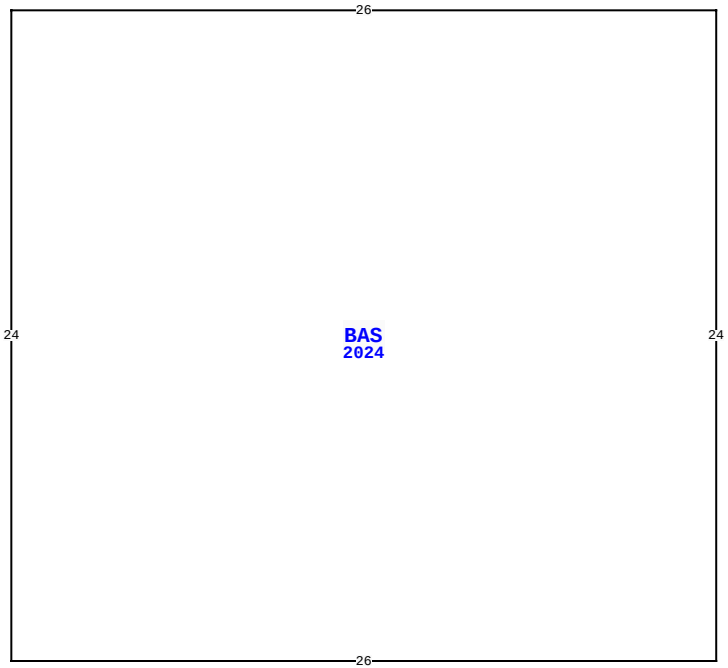
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	11,041
TOTALS	624		624	11,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	68.3100	23.91	14,920	1989	2005	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2024 Heated Area: 624 HX Base Yr 2024



44866 ARTESIAN BLVD, CALLAHAN

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NASSAU COUNTY PROPERTY

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2501/0255	9/27/2021	LE	U	I	11	100
GRANTOR: MCRAE CLAYTON N						
GRANTEE: MCRAE CLAYTON & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E26 S24 W26 N24 $
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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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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