

LOT 3 (EX S-1)(NKA FRONT 1/2)
IN OR 1317/1904
GRAY GABLES SUB PB 0/52

MCLENDON RHONDA M
44777 ARTESIAN BLVD
CALLAHAN, FL 32011

2024

04-1N-25-2780-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,959	100	1,959	144,779
FOP	160	30	48	3,548
FOP	176	30	53	3,917
TOTALS	2,295		2,060	152,243

TOTALS		2, 295		2, 060		152, 243	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0350	CARPORT WD	0	100	0	0	
2	0511	GARAGE CB-	0	100	12	26	
3	0810	CONCRETE A	0	100	16	18	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,060	96.0400	91.24	187,954	1975	1985	0	0	0	19.00	81.00	
1 SINGLE FAM - 100% - 2012 Heated Area: 1959 HX Base Yr 2012													
TOTALS 2,295 2,060 152,243													

44777 ARTESIAN BLVD, CALLAHAN													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					152,243				
TOTAL MARKET OB/XF VALUE					6,193				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					193,436				
SOH/AGL Deduction					83,132				
ASSESSED VALUE					110,304				
TOTAL EXEMPTION VALUE					60,000				
BASE TAXABLE VALUE					50,304				
TOTAL JUST VALUE					193,436				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					178,151				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1317/1904	5/16/2005	QC	U	I	01	100			
GRANTOR: MORRIS GRACE POPE & C									
GRANTEE: MORRIS GRACE POPE &									
0703/0933	4/29/1994	WD	U	I	01	100			
GRANTOR: MORRIS GRACE & CHARLE									
GRANTEE: MORRIS GRACE & CHAR									
BUILDING NOTES									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W34 FOP=[YR=1993] W11 S16 E11 N16\$ S16 W11 S30 FOP=[YR=1993] S5 E32 N5 W32\$ E32 S5 E13 N51\$.									