

LOTS 9 & 26
IN OR 1769/647
GRAY GABLES SUB PB 0/52

CORRIVEAU DENIS J &/GRAY TERESA S
44525 ARTESIAN BLVD
CALLAHAN, FL 32011

2024

04-1N-25-2780-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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	1,350	100	1,350	114,207
FOP	100	30	30	2,538
UGR	720	45	324	27,410
TOTALS	2,170		1,704	144,154

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
1	0350	CARPORT WD	0 100	48	10	480.00	SF	13.00	13.00	100	1980	1980	3	20
2	0811	CONCRETE B	0 100	0	0	966.00	SF	5.20	5.20	100	1983	1983	3	41

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,704	130.0000	123.50	210,444	1970	1980		0	0	31.50	68.50		
1 SINGLE FAM - 100% - 2013 Heated Area: 1350 HX Base Yr 2013														
BAS 1993 UGR 1993 FOP 1993														
44525 ARTESIAN BLVD, CALLAHAN														
										BLD DATE		LGL DATE		
										XF DATE		LAND DATE		05/19/2023
										INC DATE		AG DATE		MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		144,154	
TOTAL MARKET OB/XF VALUE		3,308	
TOTAL LAND VALUE - MARKET		96,000	
TOTAL MARKET VALUE		243,462	
SOH/AGL Deduction		153,425	
ASSESSED VALUE		90,037	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		40,037	
TOTAL JUST VALUE		243,462	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,398	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25579	REPAIR/RRF	4,800	01/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1769/0647	12/09/2011	WD	U	I	38	117,000
GRANTOR: BLUE CHIPLAND LLC &						
GRANTEE: CORRIVEAU DENIS J &						
1643/0812	9/27/2009	WD	Q	I	01	170,900
GRANTOR: SILCOX JOHN & BRENDA						
GRANTEE: BLUE CHIPLAND LLC &						

BUILDING NOTES														
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BUILDING DIMENSIONS														
UGR=[YR=1993] W24 BAS=[YR=1993] W45 S30 E23 FOP=[YR=1993] S5 E20 N5 W20\$ E22 N30\$ S30 E24 N30\$.														