

PT OF LOT 16
IN OR 2563-262
GRAY GABLES SUB PB 0/52

USHER ALESHA
44259 ARTESIAN BLVD
CALLAHAN, FL 32011

2024

04-1N-25-2780-0016-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 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	1,020	100	1,020	69,597
BAS	706	100	706	48,172
FOP	14	30	4	273
FUS	1,020	100	1,020	69,597

TOTALS	2,760		2,750	187,639
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0510	GARAGE WD-	0	0	24	16	384.00	SF	35.00	35.00	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
4	0351	CARPORT MT	0	0	24	12	288.00	SF	10.00	10.00	

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	000100	C	SFR	0	0006	OR	0.00	0.00	0.50	AC	

REVIEW DATE	04/09/2024	BY	TWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,750	83.5200	79.34	218,185	1985	1995	0	0	0	14.00	86.00	
1 SINGLE FAM - 0% - 2023													
Heated Area: 2746													
HX Base Yr													
34 BAS 1993 34 34 FUS 1993 34 24 BAS 2003 22 23 FOP 2003 2													

44259 ARTESIAN BLVD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
5,644													

TOTAL OB/XF													
5,644													

Total Acres: 1.00	Total Land Value: 26,250	Market: 0	Agricultural: 0	Common: 26,250
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			187,639
TOTAL MARKET OB/XF VALUE			5,644
TOTAL LAND VALUE - MARKET			26,250
TOTAL MARKET VALUE			219,533
SOH/AGL Deduction			0
ASSESSED VALUE			219,533
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			219,533
TOTAL JUST VALUE			219,533
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2563/0262	5/09/2022	QC	U	I	11	100	
GRANTOR: USHER WAYNE, BARBARA A							
GRANTEE: USHER ALESHA							
0980/1696	4/11/2001	QC	U	I	01	100	
GRANTOR: USHER G WAYNE							
GRANTEE: USHER G WAYNE & BAR							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W30 S34 BAS=[YR=2003] S24 E23 FOP=[YR=2003] E7 N2 W7 S2\$ N2 E7 N22 W30\$ E30 N34\$ PTR=E15 FUS=[YR=1993] E30 S34 W30 N34 \$ W15 \$.											