LOTS 36 37 & PT LOTS 50 & 51 &
INCLUDES 1 FOOT WEST OF
WEST STREET IN OR 1180/1163 &

STEWART WILLIAM E
PO BOX 1151
CALLAHAN, FL 32011-1151

2024

04-1N-25-2780-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

44256 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	44,760
TOTAL LAND VALUE - MARKET	222,000
TOTAL MARKET VALUE	118,275
SOH/AGL Deduction	0
ASSESSED VALUE	118,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,275
TOTAL JUST VALUE	266,760
NCON VALUE	22,080
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,920

MH'S SHARE WELL + HAVE SEPERATE SEPTIC TANKS (PER
SW/MH HAS 2023 ST DECAL (19440004)
SW/MH ID: F148S142CK9360GA @ 43045 ARTESIAN S/W TI
DW/MH HAS 2023 ST DECALS (21102142 + 21102156)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2309306	CARPORT_24X41	32,708	07/20/2023
21003404	GARAGE	58,507	03/19/2021
MH992804	MH MOVE-ON	0	08/01/1999
MH971954	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1180/1163	10/14/2003	QC	U	I	01	100
GRANTOR: STEWART DONNA L						
GRANTEE: STEWART WILLIAM						
0758/1839	5/06/1996	WD	U	I	05	97,000
GRANTOR: BENEFICIAL FLA INC						
GRANTEE: STEWARD WM E & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0351	CARPORT MT	0	0	20	30	600.00	SF	10.00	10.00	100	2017	2017	3	78	4,680	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1986		100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1998		100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1998		100	6,000	
5	0351	CARPORT MT	0	0	51	24	1,224.00	SF	10.00	10.00	100	2024	2023		100	12,240	
6	0351	CARPORT MT	0	0	41	24	984.00	SF	10.00	10.00	100	2024	2023		100	9,840	

LAND DESCRIPTION

TOTAL OB/XF 44,760

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	005000	C	RURAL HOME	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	006005	A	PAST/GRAZE	0		OR			9.50	AC		1.00	1.00	1.00	370.00	370.00	3,515							
3	009910	M	MKT.VAL.AG	0		OR			9.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	152,000							

REVIEW DATE 12/20/2023 BY KWX Total Acres: 11.50 Total Land Value: 73,515 Market: 152,000 Agricultural: 3,515 Common: 70,000 PRINTED 08/06/2024 BY SYS