PT OF SEC 4-1N-25E &
SEC 5-1N-25E IN OR 2476/1585

SPIRES BILLIE JO
44441 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,535
TOTAL MARKET VALUE	15,535
SOH/AGL Deduction	14,725
ASSESSED VALUE	810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	810
TOTAL JUST VALUE	15,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH2437	MH MOVE-ON	0	11/01/1998
MH982120	MH MOVE-ON	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2289/1706	6/04/2024	QC	U	V	11	100
GRANTOR: SPIRES ROBERT K						
GRANTEE: SPIRES BILLIE JO						
2476/1585	6/04/2019	QC	U	V	11	100
GRANTOR: SPIRES ROBERT K						
GRANTEE: SPIRES BILLIE JO						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009630	C	SWAMP	0		OR	0.00	0.00	31.07	AC		1.00	1.00	1.00	500.00	500.00	15,535							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 31.07 Total Land Value: 15,535 Market: 0 Agricultural: 0 Common: 15,535 PRINTED 07/30/2025 BY SYS