

TRACT 4
IN OR 979/590
2001 SKY0-TW

BUSKE LYNN DIANE
44838 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2755-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,716	100
DCK	160	15
UOP	260	25
TOTALS	2,136	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,805	152.3600	129.51	233,766	2001	2001	0	0	0 54.00	46.00	
1 M/H 94+ - 100% - 2018 Heated Area: 1716 HX Base Yr 2018												
TOTALS	2,136		1,805	107,532								

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					115,546				
TOTAL MARKET OB/XF VALUE					17,895				
TOTAL LAND VALUE - MARKET					45,045				
TOTAL MARKET VALUE					178,486				
SOH/AGL Deduction					87,776				
ASSESSED VALUE					90,710				
TOTAL EXEMPTION VALUE					HX HB SX 90,710				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					178,486				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					159,841				

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