TRACT 5
R359933 & R359934
CHARWOOD ESTATES PB 4/65

FRISELLA ANTHONY A
44802 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2755-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

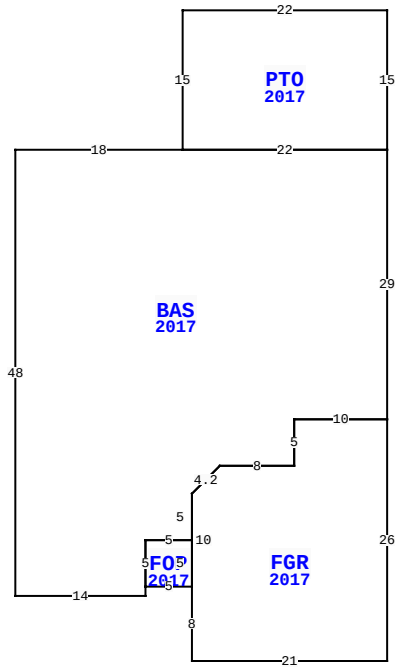
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	2017	1,551	214,734
FGR	487	55	2017	268	37,104
FOP	25	30	2017	8	1,108
PTO	330	5	2017	16	2,215
TOTALS	2,393			1,843	255,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,843	110.7000	146.12	269,299	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2018 Heated Area: 1551 HX Base Yr 2018



44802 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,161
TOTAL MARKET OB/XF VALUE		6,208
TOTAL LAND VALUE - MARKET		45,450
TOTAL MARKET VALUE		306,819
SOH/AGL Deduction		121,884
ASSESSED VALUE		184,935
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,213
TOTAL JUST VALUE		306,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003486	CO ISSUED	0	10/17/2017
1703486	NEW CONSTR	193,133	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2471/1512	5/05/2021	QC	U	I	11	100
GRANTOR: FRISELLA LISA L						
GRANTEE: FRISELLA ANTHONY A						
2064/0807	8/11/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERIQUEST MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W22 S15 BAS=[YR=2017] W18 S48 E14 N1
FOP=[YR=2017] E5 FGR=[YR=2017] S8 E21 N26 W10 S5 W8 D3 L3
S10 $ N5 W5 S5$ N5 E5 N5 U3 R3 E8 N5 E10 N29 W22$ E22 N15$.

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	0810	CONCRETE A	0	100	10	20	684.00	SF	6.50	6.50	100	2017	2017	3	96	4,268	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 6,208

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	000100	C	RES	100	0006	RM	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS