TRACT 6
CHARWOOD ESTATES PB 4/65

JORDAN EDWARD & CHRYSTAL
44778 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2755-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

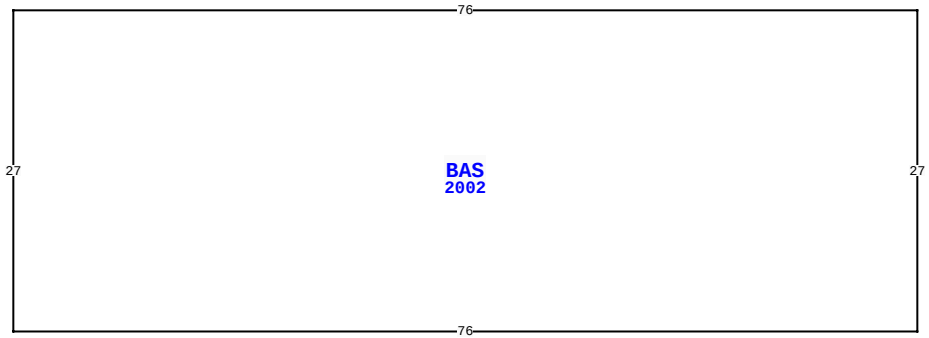
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2002	2,052	150,559
TOTALS	2,052			2,052	150,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	126.9400	107.90	221,411	2002	2012	0	0	0	32.00	68.00

2 M/H 94+ – 100% - 2021 Heated Area: 2052 HX Base Yr 2021



44778 ARTESIAN BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,559
TOTAL MARKET OB/XF VALUE		3,239
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		199,698
SOH/AGL Deduction		53,074
ASSESSED VALUE		146,624
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,902
TOTAL JUST VALUE		199,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3811	MH MOVE-ON	0	04/01/2002
P5550	NEW CONSTR	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/0835	10/28/2020	SW	Q	I	01	165,000
GRANTOR: CALLAHAN PROPERTY SER						
GRANTEE: JORDAN EDWARD & CHR						
2079/0786	10/24/2016	SW	Q	I	01	77,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CALLAHAN PROPERTY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S27 E76 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2005	2005	3	22	264	

LAND DESCRIPTION

TOTAL OB/XF 3,239

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	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 02/16/2021 BY KBA Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS