TRACTS 7 8 & 18
IN OR 1867/1988
1973 RIVA SW/MH

HACK DARRELL
44732 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2755-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

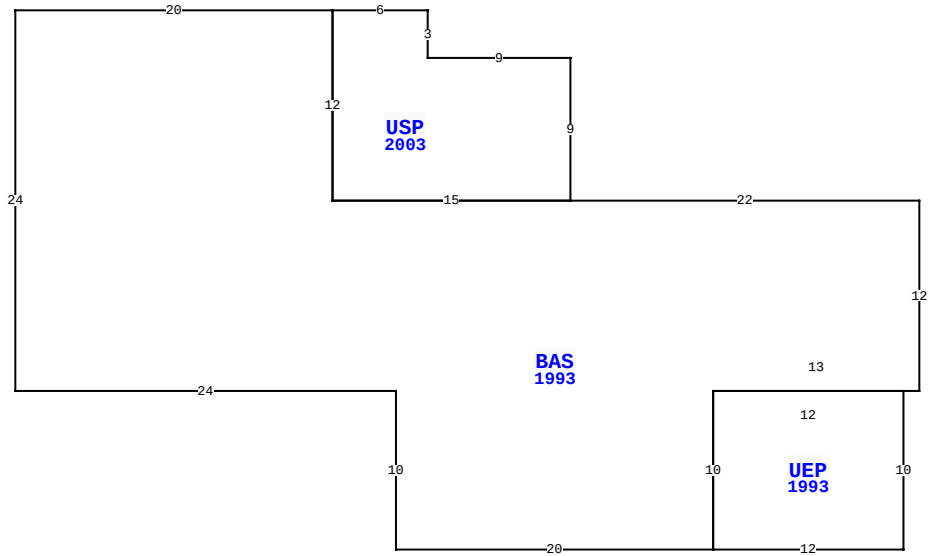
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,124	100	1993	1,124	29,296
UEP	120	70	1993	84	2,189
USP	153	50	2003	76	1,981
TOTALS	1,397			1,284	33,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,284	108.6000	86.88	111,554	1973	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1124 HX Base Yr 2014



44732 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		33,466
TOTAL MARKET OB/XF VALUE		8,728
TOTAL LAND VALUE - MARKET		95,400
TOTAL MARKET VALUE		137,594
SOH/AGL Deduction		88,052
ASSESSED VALUE		49,542
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,542
TOTAL JUST VALUE		137,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11379	CHNGE SRVC	200	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1867/1988	11/13/2012	QC	U	I	11	100
GRANTOR: HACK HARRIET						
GRANTEE: HACK DARRELL						
0292/0536	6/01/1979	WD	Q	V		20,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 USP=[YR=2003] N9 W9 N3 W6 S12 E15 $ W15 N12 W20 S24 E24 S10 E20 UEP=[YR=1993] E12 N10 W12 S10 $ N10 E13 N12$.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.30	18.30	100	1990	1990	3	20	1,054	
2	1242	WD DECK A	0	100	0	0	400.00	SF	10.00	10.00	100	1990	1990	3	20	800	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.30	18.30	100	1990	1990	3	20	586	
4	0680	POLE SHED	0	100	12	6	72.00	SF	10.00	10.00	100	2006	2006	3	40	288	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,728

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	3.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	95,400							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 3.18 Total Land Value: 95,400 Market: 0 Agricultural: 0 Common: 95,400 PRINTED 07/30/2025 BY SYS