TRACT 9
IN OR 483 PG 714
2000 GRAN DW/MH

THOMPSON VERNITA/THOMPSON JOHNNY E SR ET AL
44680 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2755-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

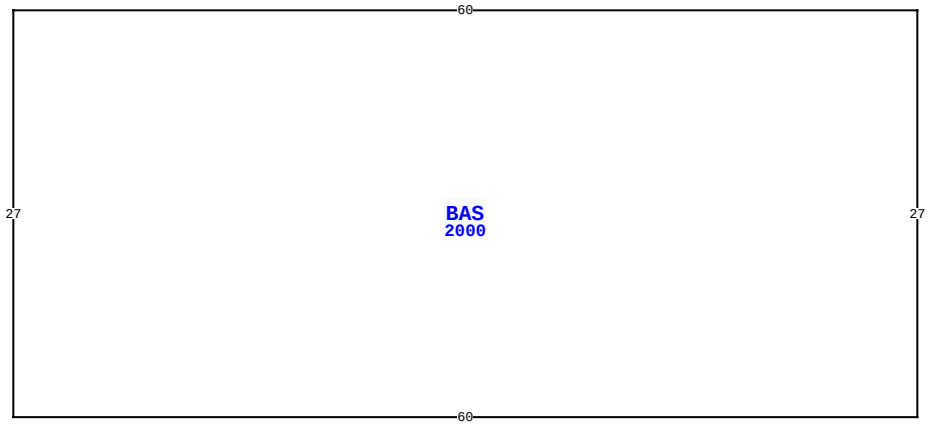
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,620	100	2000	1,620	71,251
TOTALS	1,620			1,620	71,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.6000	99.96	161,935	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2001 Heated Area: 1620 HX Base Yr 2001



44680 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		71,251
TOTAL MARKET OB/XF VALUE		5,440
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		121,691
SOH/AGL Deduction		65,350
ASSESSED VALUE		56,341
TOTAL EXEMPTION VALUE	HX HB	31,341
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003009	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2521/0158	12/13/2021	QC	U	I	11	14,700
GRANTOR: THOMPSON JOHNNY E SR						
GRANTEE: THOMPSON VERNITA &						
0379/0230	2/01/1983	WD	Q	V		9,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S27 E60 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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1987	1987	3	20	579	
2	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	
3	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1994	1994	3	66	1,716	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 5,440

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS