TRACT 11
CHARWOOD ESTATES PB 4/65

NELSON JOHNNY LEON
44622 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2755-0011-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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
Quality	04	Quality Level 04

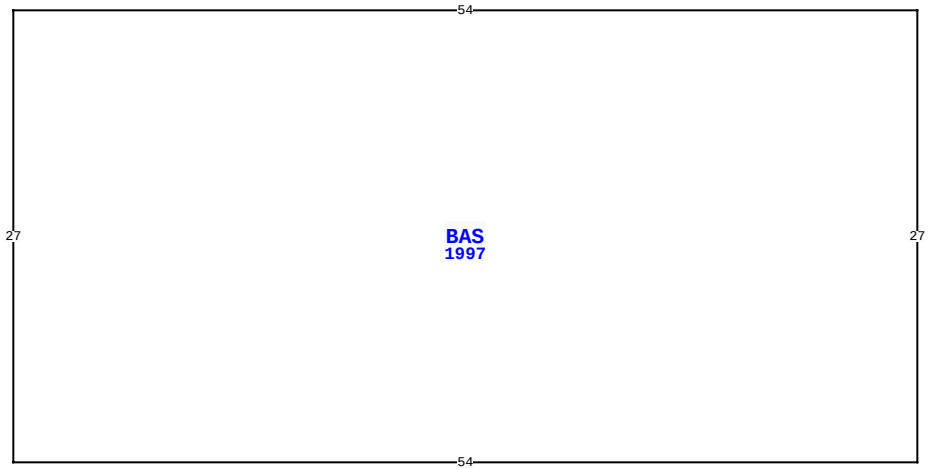
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1997	1,458	75,646
TOTALS	1,458			1,458	75,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,458	127.1600	108.09	157,595	1997	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2025 Heated Area: 1458 HX Base Yr 2025



44622 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		75,646
TOTAL MARKET OB/XF VALUE		35,884
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		156,530
SOH/AGL Deduction		113,046
ASSESSED VALUE		43,484
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,484
TOTAL JUST VALUE		156,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702958	GARAGE	13,981	05/01/2017
17000504	GARAGE	48,202	03/01/2017
E9753	CHNGE SRVC	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1308	2/04/2024	QC	U	I	11	100
GRANTOR: MCDONALD EULA LOUISE						
GRANTEE: NELSON JOHNNY LEON						
2628/1659	2/03/2023	LE	U	I	11	100
GRANTOR: NELSON KATHLEEN L						
GRANTEE: MCDONALD EULA L & J						

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	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	100	1980	1980	3	20	1,680	
2	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	1997	1997	3	20	336	
3	0681	POLE SHED	0	100	11	20	220.00	SF	15.00	15.00	100	1987	1987	3	20	1,320	
4	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1987	1987	3	20	600	
5	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	1999	1999	3	20	336	
6	0751	UOP	0	100	15	14	210.00	SF	10.00	10.00	100	2017	2017	3	81	1,701	
7	0751	UOP	0	100	14	14	196.00	SF	10.00	10.00	100	2017	2017	3	81	1,588	
8	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2017	2017	3	81	25,515	
9	0351	CARPORT MT	0	100	12	30	360.00	SF	10.00	10.00	100	2018	2018	3	78	2,808	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W54 S27 E54 N27$.

LAND DESCRIPTION

TOTAL OB/XF 35,884

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