TRACT 12
IN OR 1977/1955
CHARWOOD ESTATES PB 4/65

CUMMINGS SANDRA
44598 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2755-0012-0000

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

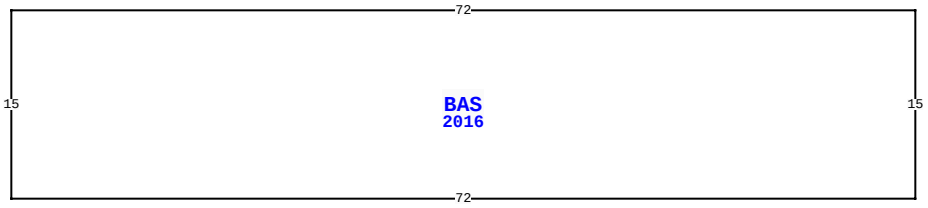
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2016	1,080	91,290
TOTALS	1,080			1,080	91,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	124.3000	105.66	114,113	2016	2016	0	0	0	20.00	80.00

2 M/H 94+ – 100% - 2017 Heated Area: 1080 HX Base Yr 2017



44598 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		91,290
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		136,290
SOH/AGL Deduction		61,597
ASSESSED VALUE		74,693
TOTAL EXEMPTION VALUE	HX HB	49,693
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165710	CO ISSUED	0	02/03/2016
MH165710	MH MOVE-ON	2,012,016	02/01/2016
B1530026	DEMOLITION	5,200	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1977/1955	3/23/2015	QC	U	I	11	100
GRANTOR: HSBC BANK USA N A TRU						
GRANTEE: CUMMINGS SANDRA						
1919/0229	5/27/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: HSBC BANK USA N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W72 S15 E72 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

LAND DESCRIPTION

TOTAL OB/XF 0

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