TRACT 13
IN OR 2159/890
CHARWOOD ESTATES PB 4/65

WEAVER LINDA S/WEAVER JAMES DALE
44564 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2755-0013-0000

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 100
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

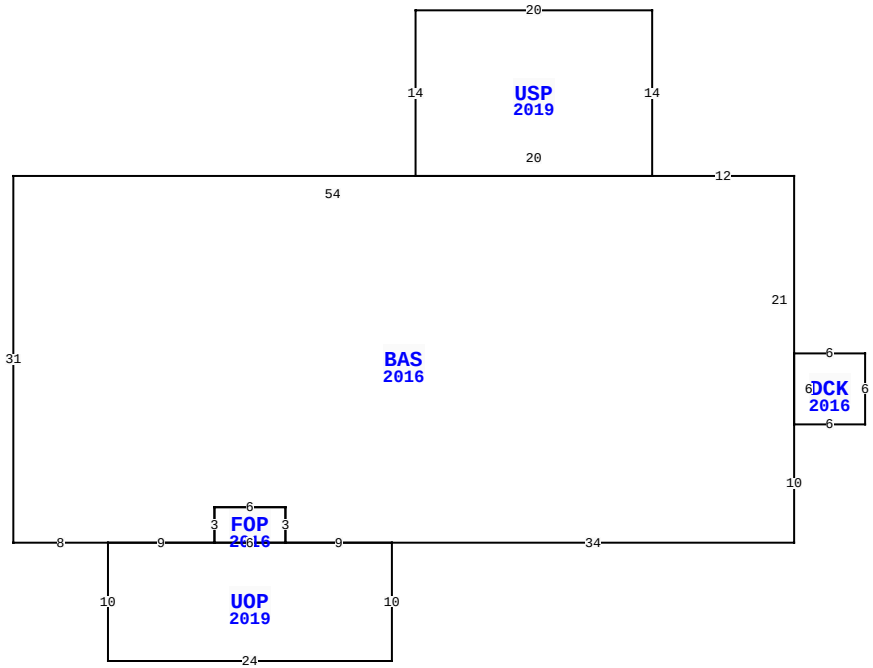
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2016	2,028	206,446
DCK	36	10	2016	4	407
FOP	18	30	2016	5	509
UOP	240	20	2019	48	4,887
USP	280	30	2019	84	8,551
TOTALS	2,602			2,169	220,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,169	117.2080	105.49	228,808	2016	2016	0	0	0	3.50	96.50

2 SFR MODULR – 100% - 0 Heated Area: 2028 HX Base Yr 1982



44564 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		220,800
TOTAL MARKET OB/XF VALUE		38,920
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		304,720
SOH/AGL Deduction		160,168
ASSESSED VALUE		144,552
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		88,830
TOTAL JUST VALUE		304,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632671	CO ISSUED	0	08/31/2016
B0632671	MODULAR HM	0	07/01/2016
B1632277	DEMOLITION	1,900	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/0890	11/24/2017	QC	U	I	11	100
GRANTOR: WEAVER LINDA S						
GRANTEE: WEAVER LINDA & JAME						
1880/1601	9/23/2013	QC	U	I	11	100
GRANTOR: WEAVER JAMES F & LIND						
GRANTEE: WEAVER LINDA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W12 W54 S31 E8 E9 N3 E6 S3 E9 E34 N10 N21 $
USP=[YR=2019;ORIG=-12,0] N14 W20 S14 E20 $
UOP=[YR=2019;ORIG=-58,31] S10 E24 N10 W9 W6 W9 $
DCK=[YR=2016;ORIG=0,21] E6 N6 W6 S6 $
FOP=[YR=2016;ORIG=-43,31] N3 W6 S3 E6 $
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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	11	264.00	SF	19.50	19.50	100	2002	2002	3	20	1,030	
2	0812	CONCRETE C	0	100	0	0	6,883.00	SF	4.00	4.00	100	2013	2013	3	93	25,605	
3	0510	GARAGE WD-	0	100	18	26	468.00	SF	35.00	35.00	100	2013	2013	3	75	12,285	

LAND DESCRIPTION

TOTAL OB/XF 38,920

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 02/06/2024 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS