TRACT 14
IN OR 1653/965
HMMT 2005 DW/MH

PAGE STEVEN LAWRENCE/PAGE WILLIAM L ET AL
44534 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2755-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

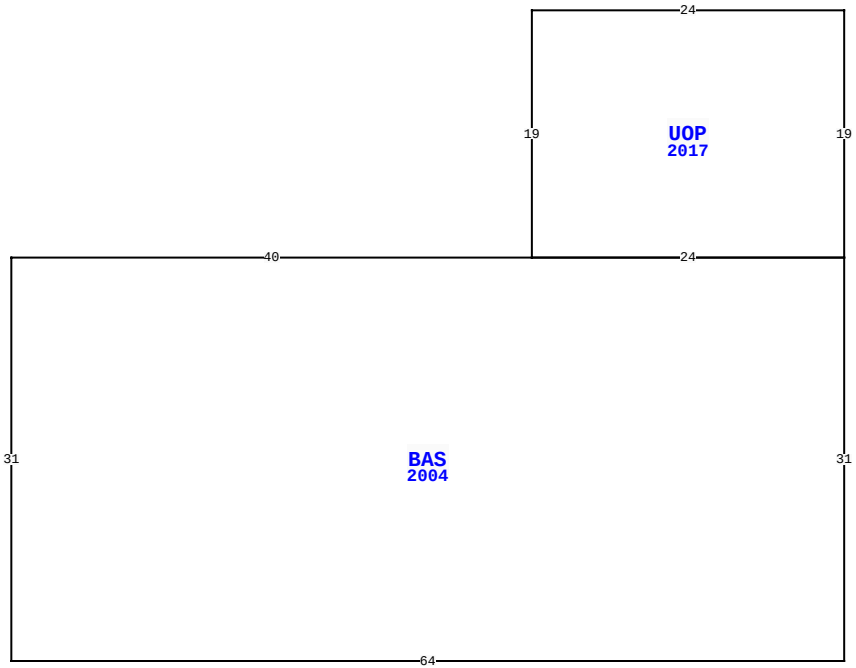
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2004	1,984	128,814
UOP	456	25	2017	114	7,402
TOTALS	2,440			2,098	136,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,098	123.2000	104.72	219,703	2004	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 0 Heated Area: 1984 HX Base Yr 2010



44534 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		136,216
TOTAL MARKET OB/XF VALUE		25,952
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		207,168
SOH/AGL Deduction		113,918
ASSESSED VALUE		93,250
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,528
TOTAL JUST VALUE		207,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001909	REPAIR/RRF	1,000	02/17/2021
B1702843	GARAGE	32,464	05/01/2017
MH	MH MOVE-ON	0	06/01/2004
P8150	NEW CONSTR	0	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1653/0965	12/15/2009	QC	U	I	11	100
GRANTOR: PAGE WILLIAM L & JUNE						
GRANTEE: PAGE WILLIAM L ETAL						
0277/0458	10/01/1978	WD	Q	V		6,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP 2017=W24 S19 BAS=[YR=2004] W40 S31 E64 N31 W24$ E24 N19$
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	2004	2004	3	21	1,058	
3	0680	POLE SHED	0	100	14	12	168.00	SF	10.00	10.00	100	2004	2004	3	32	538	
4	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2017	2017	3	81	20,412	
5	0810	CONCRETE A	0	100	6	24	144.00	SF	6.50	6.50	100	2017	2017	3	96	899	

LAND DESCRIPTION

TOTAL OB/XF 25,952

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 07/16/2021 BY KB Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS