LOT 2 (EX PT IN OR 312/388)
EX DRNAGE ESMT OR 199/658
GRAY GABLES SUB PB 0/52

FREEMAN CHRISTOPHER M & AMY M
44803 ARTESIAN BL
CALLAHAN, FL 32011

2025

04-1N-25-2780-0002-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

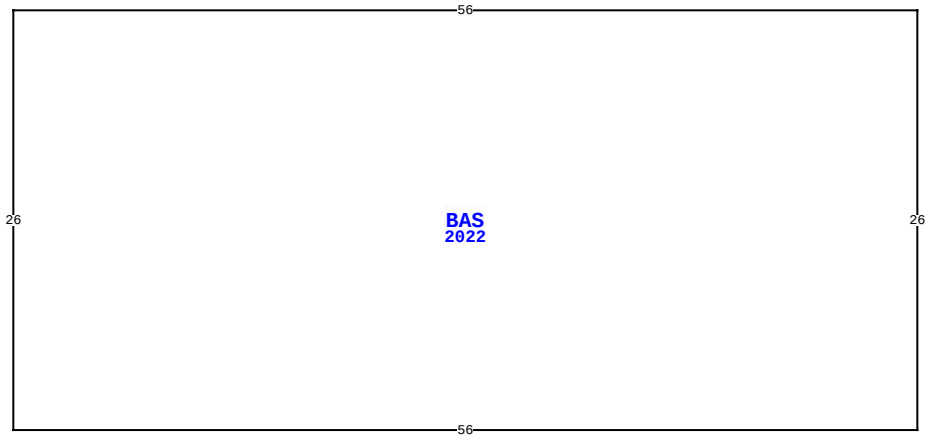
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2022	1,456	155,830
TOTALS	1,456			1,456	155,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	128.4800	109.21	159,010	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2025 Heated Area: 1456 HX Base Yr 2025



44803 ARTESIAN BL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		155,830
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		66,600
TOTAL MARKET VALUE		234,430
SOH/AGL Deduction		0
ASSESSED VALUE		234,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,708
TOTAL JUST VALUE		234,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2206597	MH MOVE-ON	0	06/30/2022
22006597	CO ISSUED	0	06/13/2022
22006597	MH MOVE-ON	0	04/27/2022
P10157	OTHER	0	10/01/2005
E15814	NEW CONSTR	0	09/01/2005
MH4685	MH MOVE-ON	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/0575	4/25/2022	WD	U	I	37	70,000
GRANTOR: CCE PROPERTIES LLC						
GRANTEE: FREEMAN CHRISTOPHER						
2286/1698	6/29/2019	WD	U	I	37	24,000
GRANTOR: SWEAT CHARLES & JENNI						
GRANTEE: CCE PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S26 E56 N26$.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0007	RM	0.00	0.00	1.48	AC		1.00	1.00	1.00	45,000.00	45,000.00	66,600							

REVIEW DATE 01/03/2023 BY KW Total Acres: 1.48 Total Land Value: 66,600 Market: 0 Agricultural: 0 Common: 66,600 PRINTED 07/30/2025 BY SYS