

MCLENDON RHONDA M
44777 ARTESIAN BLVD
CALLAHAN, FL 32011

04-1N-25-2780-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		15	CONC BLOCK 100		0100	01		2,060	96.0400	96.04	197,842	1975	1985		0		0	19.50	80.50	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2012															Heated Area: 1959										HX Base Yr 2012									
Roof Cover		05	COMP SHNGL 100		11 34 16 FOP 1993 16 11 30 51 32 FOP 1993 5 32 13																																		
Interior Wall		03	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			2 100																																				
Bathrooms			2 100																																				
Frame		03	MASONRY 100																																				
Stories		1.	1. 100																																				
Units			0 100																																				
BUD8 Adjustme		06	DIST 1D 100																																				
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
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	1,959	100	1993	1,959	151,454																																		
FOP	160	30	1993	48	3,711																																		
FOP	176	30	1993	53	4,097																																		
TOTALS		2,295			2,060	159,263	44777 ARTESIAN BLVD, CALLAHAN										BLD DATE				LGL DATE		05/21/2025		MLU														
EXTRA FEATURES						XF DATE				INC DATE				LAND DATE																									
L N	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	0350	CARPORT WD	0	100	0	0	588.00	SF	13.00	13.00	100	1980	1980	3	20	1,529																							
2	0511	GARAGE CB-	0	100	12	26	312.00	SF	40.00	40.00	100	1980	1980	3	30	3,744																							
3	0810	CONCRETE A	0	100	16	18	288.00	SF	6.50	6.50	100	1980	1980	3	30	562																							
							</																																