LOT 4
IN OR 587/852
GRAY GABLES SUB PB 0/52

FENCIK KRISTIE LEEANN
44725 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2780-0004-0000

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

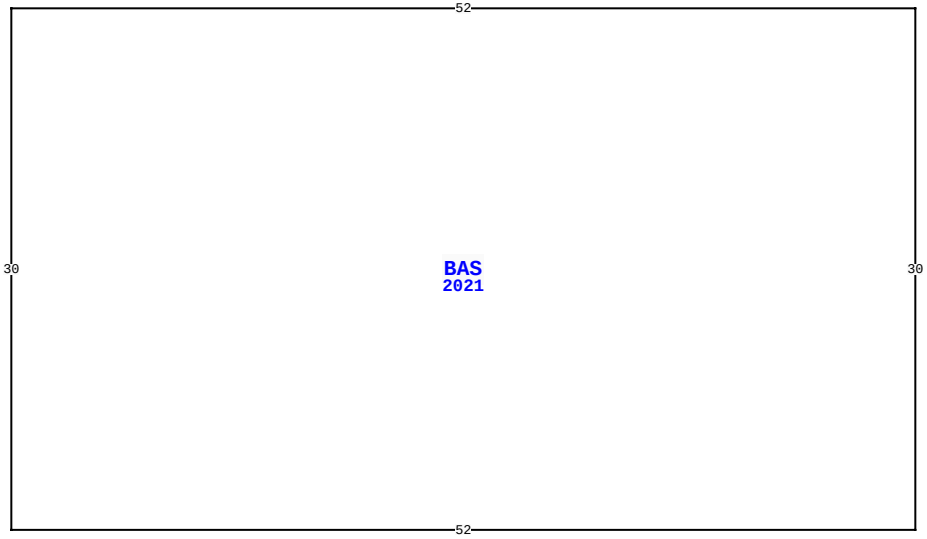
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2021	1,560	111,129
TOTALS	1,560			1,560	111,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.4000	98.94	154,346	2014	2014	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2023 Heated Area: 1560 HX Base Yr 2023



44725 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		111,129
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		181,129
SOH/AGL Deduction		3,996
ASSESSED VALUE		177,133
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,411
TOTAL JUST VALUE		181,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429100	DEMOLITION	0	07/01/2014
MH145568	CO ISSUED	0	06/12/2014
MH145568	MH MOVE-ON	0	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0587/0852	1/05/1990	WD	Q	I	01	100
GRANTOR: FENCIK GEORGE & BEV						
GRANTEE: FENCIK KRISTIE L						
0577/1215	8/29/1989	WD	Q	I	01	100
GRANTOR: ROYAL ANNA						
GRANTEE: FENCIK GEORGE & BEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S30 E52 N30$.

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		RM	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/05/2023 BY KW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS