LOT 5 & E 100 FT OF LOT 6 &
E100 FT OF S456 FT OF LOT 29
PAR 1 IN OR 2790/62

ASPRINWALL SHERRY L & DONALD
PO BOX 1717
CALLAHAN, FL 32011

2025

04-1N-25-2780-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

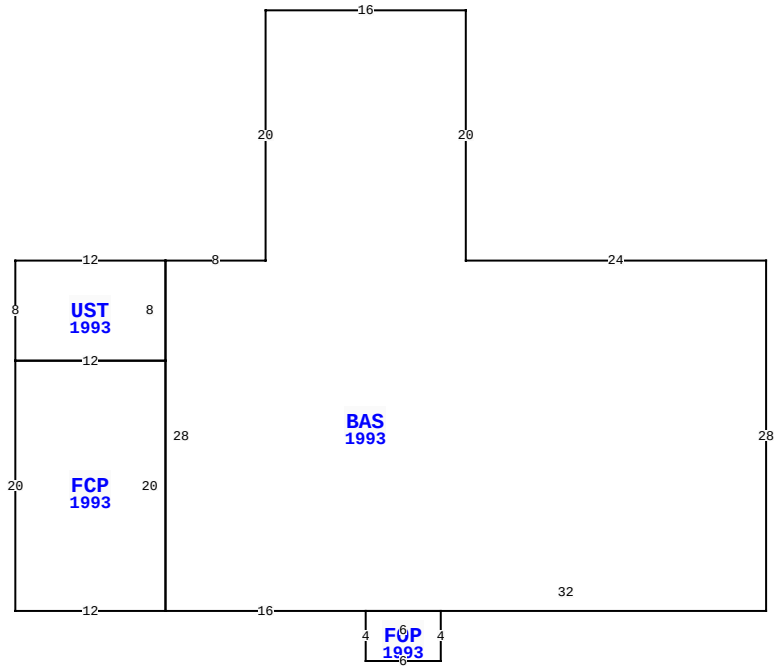
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	10	TERRAZZO 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,664	100	1993	1,664	145,068
FCP	240	25	1993	60	5,231
FOP	24	30	1993	7	610
UST	96	45	1993	43	3,749
TOTALS	2,024			1,774	154,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	133.1000	133.10	236,119	1966	1975	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1664 HX Base Yr 2018



44677 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		154,658
TOTAL MARKET OB/XF VALUE		18,632
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		293,290
SOH/AGL Deduction		142,827
ASSESSED VALUE		150,463
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,741
TOTAL JUST VALUE		293,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2790/62	5/23/2025	WD	U	I	11	100
GRANTOR: ASPINWALL SHERRY L						
GRANTEE: ASPINWALL SHERRY L						
2225/0426	9/07/2018	FJ	U	I	11	0
GRANTOR: THOMAS JACK PETERS ES						
GRANTEE: ASPINWALL SHERRY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N20 W16 S20 W8 UST=[YR=1993] W12S8 FCP=[YR=1993] S20 E12 N20 W12$ E12 N8$ S28 E16 FOP=[YR=1993] S4 E6 N4 W6$ E32N28$.

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	0810	CONCRETE A	0	100	12	28	336.00	SF	6.50	6.50	100	1980	1980	3	30	655	
2	0861	POOL GUNIT	0	100	16	27	432.00	SF	85.00	85.00	100	1993	1993	3	20	7,344	
3	0845	KOOL DECK	0	100	0	0	788.00	SF	7.25	7.25	100	1993	1993	3	64	3,656	
4	0200	BARN WD 0-	0	100	29	48	1,392.00	SF	20.00	20.00	100	1980	1980	3	20	5,568	
5	0681	POLE SHED	0	100	29	12	348.00	SF	15.00	15.00	100	2000	2000	3	27	1,409	

LAND DESCRIPTION

TOTAL OB/XF 18,632

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	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS