LOTS 6 7 28 & 29
(EX S-2 OF LOT 6 & LOT 29)
PAR 2 IN OR 2790/62

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

2025

04-1N-25-2780-0006-0000

BUILDING CHARACTERISTICS

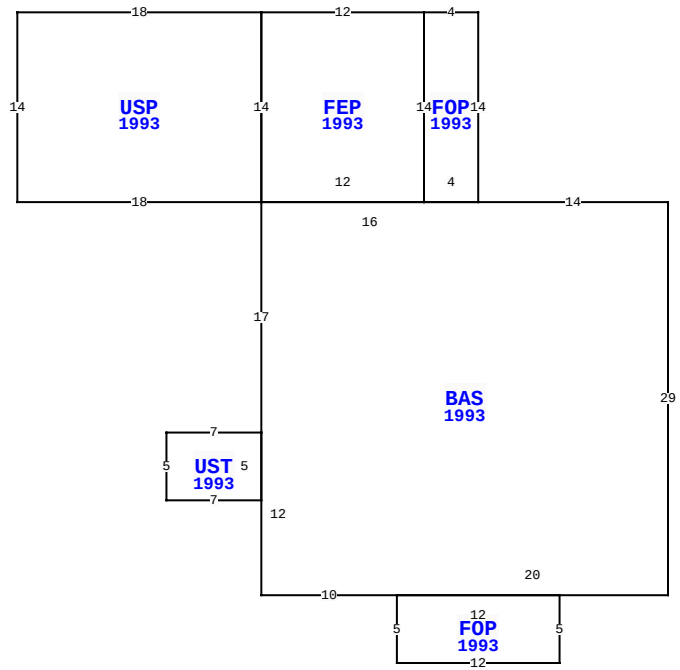
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	870	100	1993	870	71,312
FEP	168	80	1993	134	10,984
FOP	56	30	1993	17	1,394
FOP	60	30	1993	18	1,476
USP	252	30	1993	76	6,230
UST	35	45	1993	16	1,311
TOTALS	1,441			1,131	92,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,131	114.6390	114.64	129,658	1947	1970	0	0	0	28.50	71.50

1 SINGLE FAM – 0% - 0 Heated Area: 870 HX Base Yr



44639 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/31/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	92,705
TOTAL MARKET OB/XF VALUE	6,750
TOTAL LAND VALUE - MARKET	191,250
TOTAL MARKET VALUE	147,230
SOH/AGL Deduction	34,083
ASSESSED VALUE	113,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,147
TOTAL JUST VALUE	290,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E96 2788	CHNGE SRVC	0	06/01/1996

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: ASPRINWALL SHERRY L						
2226/1826	9/28/2018	PR	U	I	19	100
GRANTOR: ASPINWALL SHERRY L P/						
GRANTEE: ASPINWALL SHERRY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N14 W4 FEP=[YR=1993] W12
USP=[YR=1993] W18 S14 E18 N14$ S14 E12 N14$ S14 E4$ W16S17
UST=[YR=1993] W7 S5 E7 N5$ S12 E10 FOP=[YR=1993] S5 E12 N5
W12$ E20 N29$.

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	0681	POLE SHED	0	0	50	45	2,250.00	SF	15.00	15.00	100	1950	1950	3	20	6,750	

LAND DESCRIPTION

TOTAL OB/XF 6,750

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	005000	C	AGRICULTURAL	0	0006	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		RM	0.00	0.00	7.50	AC		1.00	1.00	1.00	370.00	370.00	2,775							
3	009910	M	MARKET VALUE	0		RM	0.00	0.00	7.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	146,250							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 8.50 Total Land Value: 47,775 Market: 146,250 Agricultural: 2,775 Common: 45,000 PRINTED 07/30/2025 BY SYS