

CORRIVEAU DENIS J &/GRAY TERESA S
44525 ARTESIAN BLVD
CALLAHAN, FL 32011

04-1N-25-2780-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

BUD8 Adjustme

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

19

03

COMMON BRK 100

GABLE/HIP 100

12

05

MODULAR MT 100

DRYWALL 100

12

03

HARDWOOD 100

CENTRAL 100

04

01

AIR DUCTED 100

3 100

1.5 100

02

1.

WOOD FRAME 100

1. 100

0 100

06

00

DIST 1D 100

NONE 100

03

0100

MKT AREA

08

8006.00

1,704

150,634

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,704

130.0000

130.00

221,520

1970

1980

0

0

32.00

68.00

1 SINGLE FAM - 100% - 2013

Heated Area: 1350

HX Base Yr 2013

45

24

30

30

23

22

24

5

20

20

5

BAS

1993

UGR

1993

FOP

1993

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

1,350

100

1993

1,350

119,340

100

30

1993

30

2,652

720

45

1993

324

28,642

EXTRA FEATURES

44525 ARTESIAN BLVD, CALLAHAN

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

48

10

480.00 SF

13.00

13.00

100

1980

1980

3

20

1,248

2

0811

CONCRETE B

0 100

0

0

966.00 SF

5.20

5.20

100

1983

1983

3

38

1,909

LAND DESCRIPTION

TOTAL OB/XF

3,157

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

OR

0.00

0.00

6.00 AC

1.00

1.00

1.00

19,500.00

19,500.00

117,000

REVIEW DATE

02/25/2020

BY

KBP

Total Acres: 6.00

Total Land Value: 117,000

Market: 0

Agricultural: 0

Common: 117,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

150,634

TOTAL MARKET OB/XF VALUE

3,157

TOTAL LAND VALUE - MARKET

117,000

TOTAL MARKET VALUE

270,791

SOH/AGL Deduction

178,143

ASSESSED VALUE

92,648

TOTAL EXEMPTION VALUE

50,722

BASE TAXABLE VALUE

41,926

TOTAL JUST VALUE

270,791

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

243,462

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B25579

REPAIR/RRF

4,800

01/01/2012

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1769/0647

12/09/2011

WD

U

I

38

117,000

GRANTOR: BLUE CHIPLAND LLC &

GRANTEE: CORRIVEAU DENIS J &

1643/0812

9/27/2009

WD

Q

I

01

170,900

GRANTOR: SILCOX JOHN & BRENDA

GRANTEE: BLUE CHIPLAND LLC &

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W45 S30 E23 FOP=[YR=1993] S5 E20 N5 W20\$ E22 N30\$ S30 E24 N30\$.