

WLY 40 FT OF SLY 210 FT OF
LOT 10 ALL OF LOTS 11 & 24
IN OR 2289/1700

SPIRES BILLIE JO
44441 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2780-0010-0020



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 6																										
Exterior Wall	05	AVERAGE 100	0100	01	1,144	89.1000	89.10	101,930	1940	1975	0	0	0	19.50	80.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2003													Heated Area: 1144													HX Base Yr 2003												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	02	WALL BD/WD 100																																							
Interior Floo	05	ASPH TILE 100																																							
Air Condition	01	NONE 100																																							
Heating Type	02	CONVECTION 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			05	Quality Level 05																																					
DOR CODE			5000IMPROVED 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	1,144	100	1993	1,144	82,054																																				
TOTALS			1,144			1,144	82,054																																		
EXTRA FEATURES						44441 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	0940	SHEDS/PORT	0100	0	0	60.00	SF	20.10	20.10	100	1980	1980	3	20	241																										
2	0680	POLE SHED	0100	24	24	576.00	SF	10.00	10.00	100	1980	1980	3	20	1,152																										
3	0680	POLE SHED	0100	26	24	624.00	SF	10.00	10.00	100	1997	1997	3	24	1,498																										
4	0812	CONCRETE C	0100	0	0	5,517.00	SF	4.00	4.00	100	1998	1998	3	73	16,110																										
5	0861	POOL GUNIT	0100	36	18	648.00	SF	85.00	85.00	100	1998	1998	3	20	11,016																										
6	0845	KOOL DECK	0100	0	0	1,782.00	SF	7.25	7.25	100	1998	1998	3	73	9,431																										
7	0351	CARPORT MT	0100	49	16	784.00	SF	9.00	9.00	100	1998	1998	3	20	1,411																										
8	0351	CARPORT MT	0100	34	8	272.00	SF	10.00	10.00	100	2001	2001	3	20	544																										
9	0351	CARPORT MT	0100	18	18	324.00	SF	2.50	2.50	100	2001	2001	3	20	162																										
10	0812	CONCRETE C	0100	0	0	2,412.00	SF	4.00	4.00	100	2002	2002	3	80	7,718																										
LAND DESCRIPTION						TOTAL OB/XF 49,283																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																								
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.25	AC		1.00	1.00	1.00	370.00	370.00	1,572																								
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	127,500																								
REVIEW DATE 08/11/2020 BY KB Total Acres: 6.25 Total Land Value: 71,572 Market: 127,500 Agricultural: 1,572 Common: 70,000 PRINTED 07/30/2025 BY SYS																																									

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