E140 FT OF LOT 12
IN OR 2289/1705
GRAY GABLES SUB PB 0/52

SELPH JIMMY CLARENCE JR
44419 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2780-0012-0010

BUILDING CHARACTERISTICS

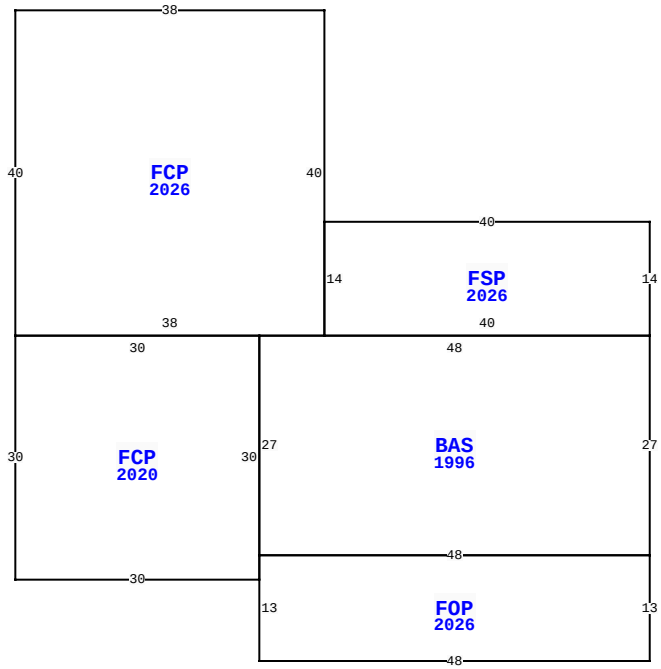
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,296	100	1996	1,296	59,910
FCP	900	25	2020	225	10,401
FCP	1,520	25	2026	380	17,566
FOP	624	30	2026	187	8,644
FSP	560	60	2026	336	15,532
TOTALS	4,900			2,424	112,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,424	123.6000	105.06	254,665	1996	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2021 Heated Area: 1296 HX Base Yr 2021



44419 ARTESIAN BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		112,053
TOTAL MARKET OB/XF VALUE		4,023
TOTAL LAND VALUE - MARKET		59,850
TOTAL MARKET VALUE		175,926
SOH/AGL Deduction		51,558
ASSESSED VALUE		124,368
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,646
TOTAL JUST VALUE		175,926
NCON VALUE		41,743
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002095	GARAGE	42,021	03/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2369/0085	6/09/2020	QC	U	I	11	100
GRANTOR: SPIRES BILLIE JO						
GRANTEE: SELPH JIMMY CLARENC						
2289/1705	6/04/2019	QC	U	I	11	100
GRANTOR: SPIRES ROBERT KEITH						
GRANTEE: SPIRES BILLIE JO						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2026;ORIG=-78,-40] E38 S40 W38 N40 $
BAS=[YR=1996;ORIG=0,0] W48 S27 E48 N27 $
FCP=[YR=2020;ORIG=-48,0] W30 S30 E30 N30 $
FOP=[YR=2026;ORIG=-48,27] E48 S13 W48 N13 $
FSP=[YR=2026;ORIG=-40,-14] E40 S14 W40 N14 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	288.00	SF	5.20	5.20	100	1996	1996	3	70	1,048	
3	1242	WD DECK A	0	100	14	10	140.00	SF	10.00	10.00	100	2002	2002	3	20	280	

LAND DESCRIPTION

TOTAL OB/XF 4,023

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		OR	140.00	415.00	1.33	AC		1.00	1.00	1.00	45,000.00	45,000.00	59,850							

REVIEW DATE 08/10/2020 BY KB Total Acres: 1.33 Total Land Value: 59,850 Market: 0 Agricultural: 0 Common: 59,850 PRINTED 07/30/2025 BY SYS