PT OF LOT 12 &
E70 FT OF LOT 13
IN OR 2289/1704

SPIRES BILLIE JO
44441 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2780-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	04	Quality Level 04

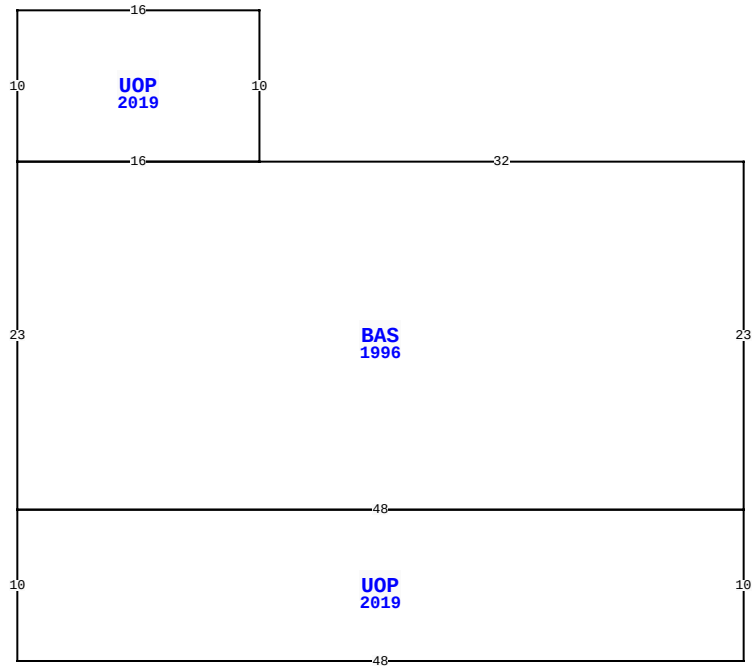
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1996	1,104	58,691
UOP	160	25	2019	40	2,127
UOP	480	25	2019	120	6,379
TOTALS	1,744			1,264	67,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,264	135.9600	115.57	146,080	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1104 HX Base Yr



44393 ARTESIAN BLVD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	67,197
TOTAL MARKET OB/XF VALUE	258
TOTAL LAND VALUE - MARKET	59,850
TOTAL MARKET VALUE	127,305
SOH/AGL Deduction	9,322
ASSESSED VALUE	117,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,983
TOTAL JUST VALUE	127,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961421	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2289/1704	6/04/2019	QC	U	I	11	100
GRANTOR: SPIRES ROBERT K						
GRANTEE: SPIRES BILLIE JO						
2092/0192	11/29/2016	SW	U	I	12	47,000
GRANTOR: PNC BANK NATIONAL ASS						
GRANTEE: SPIRES ROBERT K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W32 UOP=[YR=2019] N10 W16 S10 E16$ W16 S23
UOP=[YR=2019] S10 E48 N10 W48$ E48 N23$.

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	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1996	1996	3	20	160	
2	1242	WD DECK A	0	0	7	7	49.00	SF	10.00	10.00	100	1995	1995	3	20	98	

LAND DESCRIPTION

TOTAL OB/XF 258

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	0	0006	OR	140.00	415.00	1.33	AC		1.00	1.00	1.00	45,000.00	45,000.00	59,850							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 1.33 Total Land Value: 59,850 Market: 0 Agricultural: 0 Common: 59,850 PRINTED 07/30/2025 BY SYS