LOTS 14 & 21 R673537
IN OR 883/873
GRAY GABLES SUB PB 0/52

SWEAT MICHAEL T & TALISA G
44333 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2780-0014-0000

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 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

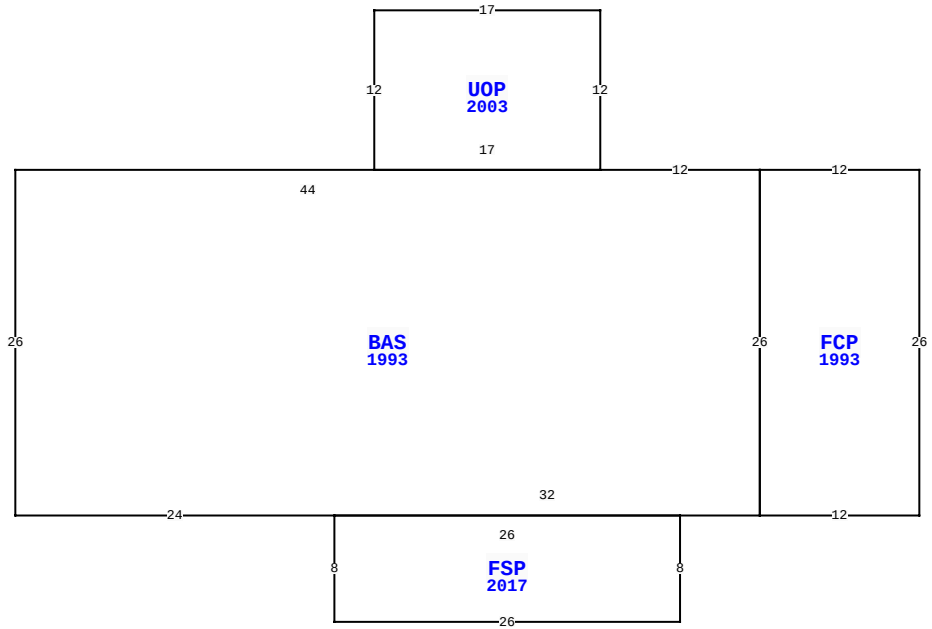
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	137,061
FCP	312	25	1993	78	7,342
FSP	208	40	2017	83	7,813
UOP	204	20	2003	41	3,859
TOTALS	2,180			1,658	156,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,658	114.4500	114.45	189,758	1977	1982	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2000 Heated Area: 1456 HX Base Yr 2000



44333 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		170,182
TOTAL MARKET OB/XF VALUE		37,311
TOTAL LAND VALUE - MARKET		115,635
TOTAL MARKET VALUE		323,128
SOH/AGL Deduction		161,219
ASSESSED VALUE		161,909
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,187
TOTAL JUST VALUE		323,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002383	XFOB	19,025	03/17/2020
6552	DEMOLITION	0	06/22/1990
8214	MH MOVE-ON	6,000	06/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0883/0873	5/18/1999	WD	Q	I		65,000
GRANTOR: CARTER ROBERT J & VER						
GRANTEE: SWEAT MICHAEL & TAL						
0150/0651	8/14/1973	WD	Q	I		18,000
GRANTOR: JOHNSON PHOEBUS & REB						
GRANTEE: CARTER ROBERT & VER						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W12 BAS=[YR=1993] W12 UOP=[YR=2003] N12 W17 S12 E17$ W44 S26 E24 FSP=[YR=2017] S8 E26 N8 W26$ E32 N26$ S26 E12 N26$.

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	0350	CARPORT WD	0	100	32	16	512.00	SF	13.00	13.00	100	1948	1948	3	20	1,331	
2	0350	CARPORT WD	0	100	26	17	442.00	SF	13.00	13.00	100	1948	1948	3	20	1,149	
3	0510	GARAGE WD-	0	100	18	15	270.00	SF	35.00	35.00	100	1970	1970	3	20	1,890	
4	0681	POLE SHED	0	100	58	12	696.00	SF	15.00	15.00	100	1980	1980	3	20	2,088	
5	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	1980	1980	3	20	1,344	
6	0810	CONCRETE A	0	100	0	0	404.00	SF	6.50	6.50	100	1977	1977	3	27	709	
7	0204	BARN MTL 1	0	100	40	50	2,000.00	SF	16.00	16.00	100	2020	2020	3	90	28,800	

LAND DESCRIPTION

TOTAL OB/XF 37,311

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	0006	OR	0.00	0.00	5.93	AC		1.00	1.00	1.00	19,500.00	19,500.00	115,635							

REVIEW DATE 08/10/2020 BY KB Total Acres: 5.93 Total Land Value: 115,635 Market: 0 Agricultural: 0 Common: 115,635 PRINTED 07/30/2025 BY SYS

LOTS 14 & 21 R673537
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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

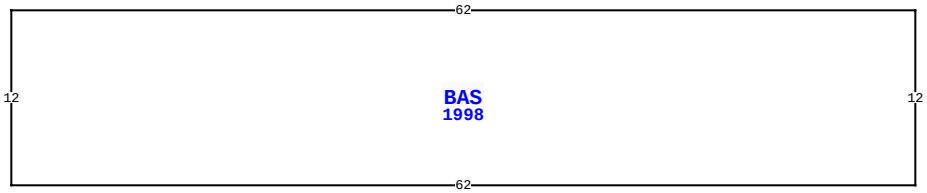
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1998	744	14,106
TOTALS	744			744	14,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	79.0000	63.20	47,021	1974	1974	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2000 Heated Area: 744 HX Base Yr 2000



44333 ARTESIAN BLVD, CALLAHAN

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NASSAU COUNTY PROPERTY

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0150/0651	8/14/1973	WD	Q	I		18,000
GRANTOR: JOHNSON PHOEBUS & REB						
GRANTEE: CARTER ROBERT & VER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W62 S12 E62 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/10/2020 BY KB Total Acres: 5.93 Total Land Value: 115,635 Market: 0 Agricultural: 0 Common: 115,635 PRINTED 07/30/2025 BY SYS