LOTS 15 & 20
IN OR 2126/1006
GRAY GABLES SUB PB 0/52

FORSHEE MICHAEL B & KRISTEN M
44287 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2780-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	02	Quality Level 02

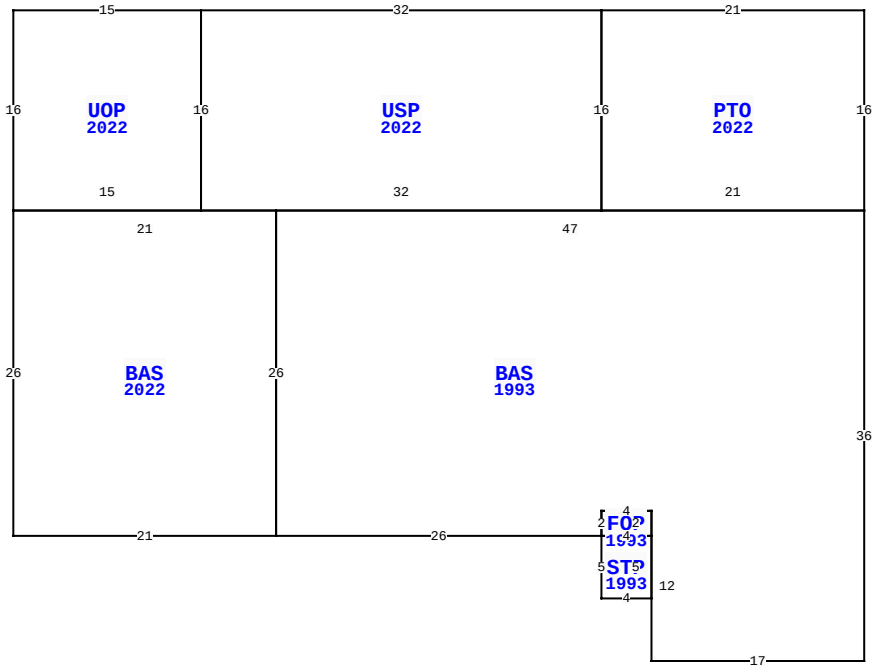
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1993	1,384	145,065
BAS	546	100	2022	546	57,230
FOP	8	30	1993	2	210
PTO	336	5	2022	17	1,782
STP	20	10	1993	2	210
UOP	240	20	2022	48	5,031
USP	512	30	2022	154	16,141
TOTALS	3,046			2,153	225,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,153	101.4790	133.95	288,394	1971	1995	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 2020 Heated Area: 1930 HX Base Yr 2020



44287 ARTESIAN BLVD, CALLAHAN

BLD DATE	03/03/2023 NW	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		241,797
TOTAL MARKET OB/XF VALUE		60,767
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		419,564
SOH/AGL Deduction		92,534
ASSESSED VALUE		327,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,308
TOTAL JUST VALUE		419,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013295	SWIM POOL	60,000	08/30/2022
22013295	DEMOLITION	60,000	08/30/2022
R1514418	REPAIR/RRF	8,000	05/11/2015
MHU95773	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2126/1006	5/25/2017	WD	Q	I	01	145,500
GRANTOR: MASTROGIOVANNI VALERI						
GRANTEE: FORSHEE MICHAEL B &						
0588/0815	1/22/1990	WD	Q	I		90,000
GRANTOR: JOHNSON JAMES & I						
GRANTEE: MASTROGIOVANNI V						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W21 USP=[YR=2022] W32 UOP=[YR=2022] W15 S16 BAS=[YR=2022] S26 E21 BAS=[YR=1993] E26 STP=[YR=1993] S5 E4 N5 W4$ FOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S12 E17 N36 W47 S26$ N26 W21$ E15 N16$ S16 E32 N16$ S16 E21 N16$.

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	20	40	800.00	SF	13.00	13.00	100	1975	1975	3	20	2,080	
2	0810	CONCRETE A	0	100	30	26	780.00	SF	6.50	6.50	100	2022	2022	3	99	5,019	
3	0861	POOL GUNIT	0	100	0	0	486.00	SF	85.00	85.00	100	2022	2022	3	95	39,245	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
5	0855	CONC PAVER	0	100	0	0	1,269.00	SF	10.00	10.00	100	2022	2022	3	99	12,563	

LAND DESCRIPTION

TOTAL OB/XF 60,767

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	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000							

REVIEW DATE 01/05/2023 BY KW Total Acres: 6.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

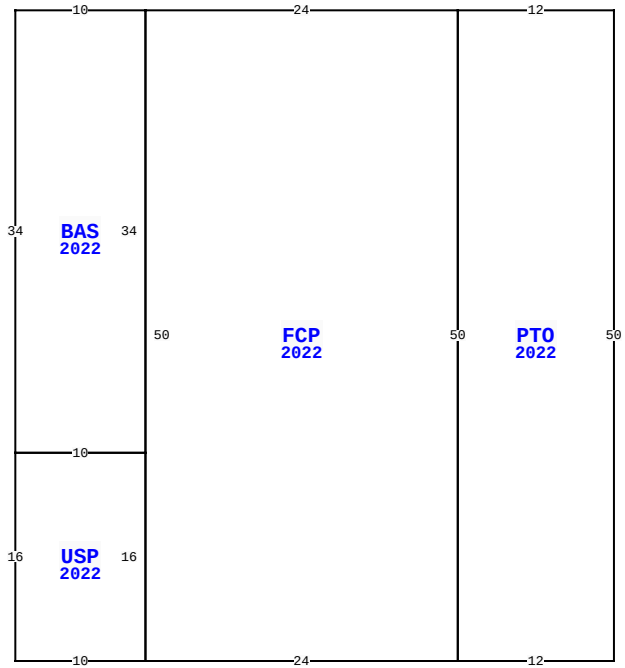
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100	2022	340	7,638
FCP	1,200	25	2022	300	6,739
PTO	600	5	2022	30	674
USP	160	30	2022	48	1,078
TOTALS	2,300			718	16,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	718	63.2500	23.40	16,801	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 340 HX Base Yr 2020



44287 ARTESIAN BLVD, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTOR: MASTROGIOVANNI VALERI						
GRANTEE: FORSHEE MICHAEL B &						
0588/0815	1/22/1990	WD	Q	I		90,000
GRANTOR: JOHNSON JAMES & I						
GRANTEE: MASTROGIOVANNI V						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W12 FCP=[YR=2022] W24 BAS=[YR=2022] W10 S34 USP=[YR=2022] S16 E10 N16 W10$ E10 N34$ S50 E24 N50$ S50 E12 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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