PT OF LOT 16
IN OR 2563-262
GRAY GABLES SUB PB 0/52

USHER ALESHA
44259 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2780-0016-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

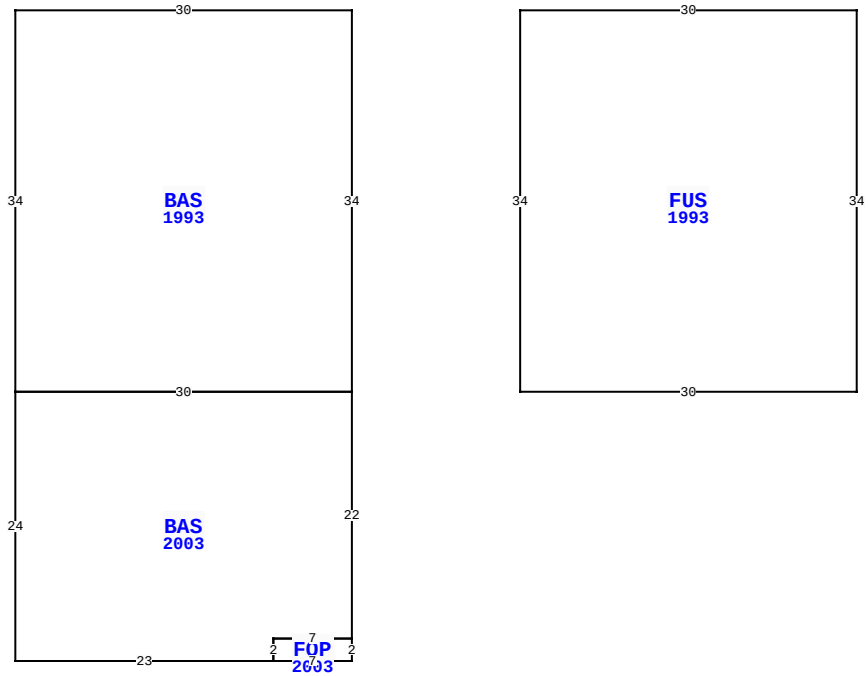
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1993	1,020	72,837
BAS	706	100	2003	706	50,415
FOP	14	30	2003	4	286
FUS	1,020	100	1993	1,020	72,837
TOTALS	2,760			2,750	196,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,750	83.5200	83.52	229,680	1985	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2746 HX Base Yr



44259 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	196,376
TOTAL MARKET OB/XF VALUE	5,574
TOTAL LAND VALUE - MARKET	33,750
TOTAL MARKET VALUE	235,700
SOH/AGL Deduction	0
ASSESSED VALUE	235,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,700
TOTAL JUST VALUE	235,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0262	5/09/2022	QC	U	I	11	100
GRANTOR: USHER WAYNE, BARBARA A						
GRANTEE: USHER ALESHA						
0980/1696	4/11/2001	QC	Q	I	01	100
GRANTOR: USHER G WAYNE						
GRANTEE: USHER G WAYNE & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S34 BAS=[YR=2003] S24 E23 FOP=[YR=2003] E7 N2 W7 S2$ N2 E7 N22 W30$ E30 N34$ PTR=E15 FUS=[YR=1993] E30 S34 W30 N34 $ W15 $.

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	0510	GARAGE WD-	0	0	24	16	384.00	SF	35.00	35.00	100	1990	1990	3	20	2,688	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0351	CARPORT MT	0	0	24	12	288.00	SF	10.00	10.00	100	2000	2000	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 5,574

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	0.00	0.00	0.50	AC		1.00	1.00	1.50	45,000.00	67,500.00	33,750							

REVIEW DATE 04/09/2024 BY TWA Total Acres: 0.50 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 07/30/2025 BY SYS