

STEWART WILLIAM E
PO BOX 1151
CALLAHAN, FL 32011-1151

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND																
Exterior Wall	25	MOD METAL 100								6500	01	1,500	58.6500	21.70	32,550	2024	2024	0	0	0	0	1.00	99.00																
Roof Structur	10	STEEL FRME 100								1 GARAGE RES - 0% - 2025										Heated Area: 1500										HX Base Yr									
Roof Cover	12	MODULAR MT 100								50305030 BAS 2024																													
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																																					
Quality	06	Quality Level 06																																					
DOR CODE	5000	IMPROVED AG																																					
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	1,500	100	2024	1,500	32,225																																		
TOTALS	1,500			1,500	32,224																																		
EXTRA FEATURES										44256 ARTESIAN BLVD, CALLAHAN																													
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																						
1	0351	CARPORT MT	0	0	20	30	600.00	SF	10.00	10.00	100	2017	2017	3	74	4,440																							
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1986		100	6,000																							
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1998		100	6,000																							
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1998		100	6,000																							
7	0351	CARPORT MT	0	0	30	20	600.00	SF	10.00	10.00	100	2025	2024		100	6,000																							
LAND DESCRIPTION										TOTAL OB/XF										28,440																			
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															
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																						
2	006005	A	PASTURE - GR	0		OR			9.50	AC		1.00	1.00	1.00	370.00	370.00	3,515																						
3	009910	M	MARKET VALUE	0		OR			9.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	185,250																						
REVIEW DATE 12/20/2023 BY KWX Total Acres: 11.50 Total Land Value: 73,515 Market: 185,250 Agricultural: 3,515 Common: 70,000 PRINTED 07/30/2025 BY SYS																																							

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