PT OF LOT 36
IN OR 1225/221
GRAY GABLES SUB PB 0/52

SIMPSON SUSAN A & JAMES P
44226 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

04-1N-25-2780-0036-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

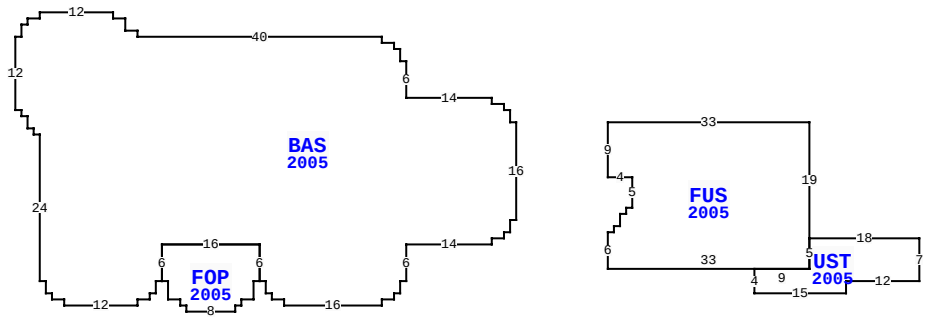
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,976	100	2005	2,976	355,809
FOP	156	30	2005	47	5,619
FUS	764	100	2005	764	91,343
UST	174	45	2005	78	9,326
TOTALS	4,070			3,865	462,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,865	100.0800	132.11	510,605	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2007 Heated Area: 3740 HX Base Yr 2007



44226 ARTESIAN BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		462,098
TOTAL MARKET OB/XF VALUE		6,465
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		536,063
SOH/AGL Deduction		288,496
ASSESSED VALUE		247,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,845
TOTAL JUST VALUE		536,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306597	ROOF	23,000	05/19/2023
B13029	NEW CONSTR	0	12/01/2004
B985597	NEW CONSTR	163,864	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1225/0221	4/26/2004	WD	Q	I		140,000
GRANTOR: STEWART DONNA L						
GRANTEE: SIMPSON SUSAN A & J						
1194/0262	12/09/2003	QC	Q	I	01	54,000
GRANTOR: STEWART WILLIAM E						
GRANTEE: STEWART DONNA L						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,032.00	SF	4.00	4.00	100	2003	2003	3	82	3,385	

BUILDING DIMENSIONS

BAS=[YR=2005] W1 N2 W1 N1 W2 N1 W14 N6 W1 N2 W1 N1 W2 N1 W40 N1 W2 N2 W2 N1 W12 S1 W2 S1 W1 S2 W1 S12 E1 S1 E1 S2 E1 S1 E1 S24 E1 S2 E1 S1 E2S1 E12 N1 E2 N1 E1 N2 E1 FOP=[YR=2005] E1 S3 E2 S1 E1 S1 E8 N1 E1 N1 E2 N3 E1 N6 W16 S6 $ N6 E16 S6 E1 S2 E1 S1 E2 S1 E16 N1 E2 N1 E1 N2 E1 N6 E14 N1 E2 N1 E1 N2 E1 N16 $ PTR= E15 FUS=[YR=2005] E33 S19 UST=[YR=2005] E18 S7 W12 S2 W15 N4 E9 N5 $ S5 W33 N6 E1 N1 E1 N2 E1 N1 E1 N5 W4 N9 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 6,465

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	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 02/25/2020 BY KBP Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS