



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 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

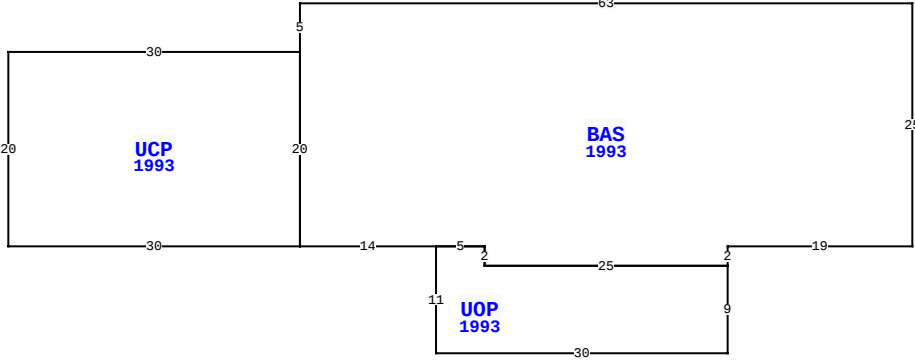
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	1993	1,625	117,350
UCP	600	20	1993	120	8,666
UOP	280	20	1993	56	4,044
TOTALS	2,505			1,801	130,060

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1963	1963	3	24	840	
2	0511	GARAGE CB-	0 100	25	13	325.00	SF	40.00	40.00	100	1963	1963	3	20	2,600	
3	0811	CONCRETE B	0 100	30	20	600.00	SF	5.20	5.20	100	1994	1994	3	66	2,059	
4	0811	CONCRETE B	0 100	0	0	1,389.00	SF	5.20	5.20	100	2005	2005	3	84	6,067	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,801	109.5000	109.50	197,210	1963	1973	0	0	0	34.05	65.95	
1 SINGLE FAM - 100% - 0													
Heated Area: 1625 HX Base Yr													
													

44500 ARTESIAN BLVD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
11,566													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		130,060	
TOTAL MARKET OB/XF VALUE		11,566	
TOTAL LAND VALUE - MARKET		136,200	
TOTAL MARKET VALUE		277,826	
SOH/AGL Deduction		155,181	
ASSESSED VALUE		122,645	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		71,923	
TOTAL JUST VALUE		277,826	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,110	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951313	H/AC	0	09/01/1995
9046	MH MOVE-ON	21,000	09/21/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2771/560	2/15/2025	QC U	I	11		100	
GRANTOR: PAGE WILLIAM LAWRENCE							
GRANTEE: PAGE STEVEN LAWRENC							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W63 S5 UCP=[YR=1993] W30 S20 E30 N20\$ S20 E14							
UOP=[YR=1993] S11 E30 N9 W25 N2 W5\$ E5 S2 E25 N2 E19 N25\$.							