NE1/4 SOUTH OF R/W
(LESS R/W)
PT DB 136 PG 265

CHASTAIN EVELYN Q/QUARRIER CURTISS G III
44003 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

08-1N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

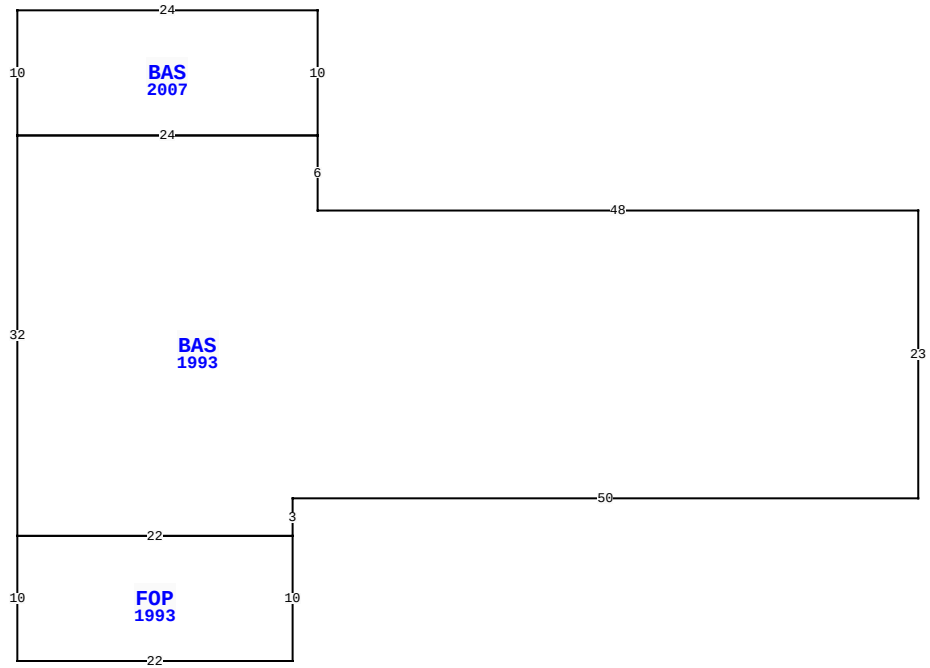
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1993	1,866	122,814
BAS	240	100	2007	240	15,796
FOP	220	30	1993	66	4,344
TOTALS	2,326			2,172	142,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	90.1600	90.16	195,828	1948	1972	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2106 HX Base Yr



44003 ARTESIAN BLVD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	159,535
TOTAL MARKET OB/XF VALUE	20,217
TOTAL LAND VALUE - MARKET	495,000
TOTAL MARKET VALUE	273,157
SOH/AGL Deduction	0
ASSESSED VALUE	273,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,157
TOTAL JUST VALUE	674,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/1541	11/24/2024	FJ	U	I	11	0
GRANTOR: QUARRIER CURTISS GILB						
GRANTEE: QUARRIER CATHY J L/						
2747/923	10/31/2024	FJ	U	I	11	0
GRANTOR: QUARRIER CURTIS GILBE						
GRANTEE: QUARRIER CATHY J L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 N6 BAS=[YR=2007] N10 W24 S10 E24$ W24 S32
FOP=[YR=1993] S10 E22 N10 W22$ E22 N3 E50 N23$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	0	0	0	3,794.00	SF	4.00	4.00	100	1985	1985	3	44	6,677	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2000		100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2000		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 20,217

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	005000	C	AGRICULTURAL	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005100	A	CROPLAND1	0		OR	0.00	0.00	21.00	AC		1.00	1.00	1.00	375.00	375.00	7,875							
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	89.00	AC		1.00	1.00	1.00	370.00	370.00	32,930							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	190.00	190.00	7,600							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	150.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	450,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 151.00 Total Land Value: 93,405 Market: 450,000 Agricultural: 48,405 Common: 45,000 PRINTED 07/30/2025 BY SYS

NE1/4 SOUTH OF R/W
(LESS R/W)
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

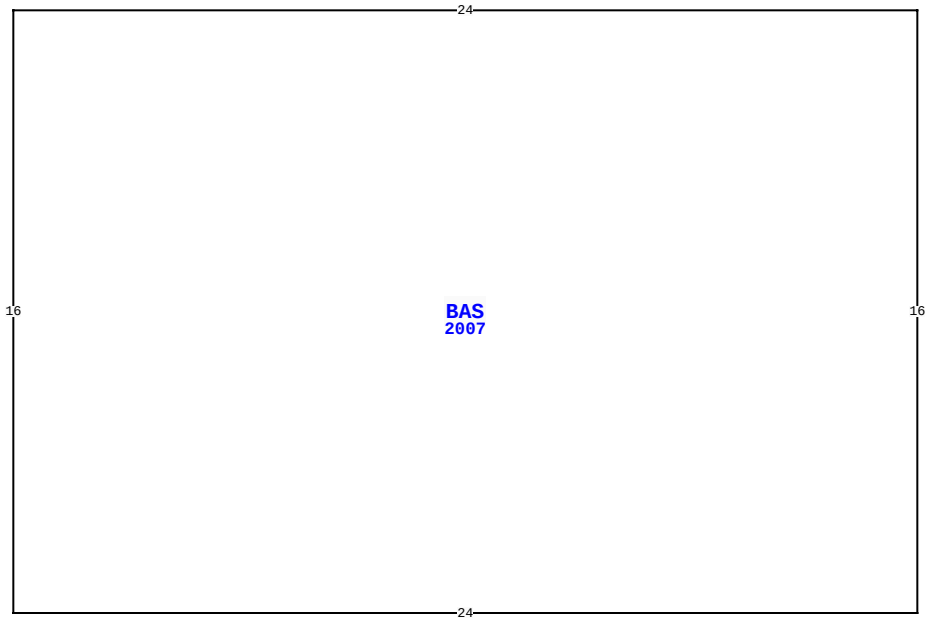
DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	2007	384	16,581
TOTALS	384			384	16,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	384	101.2000	53.64	20,598	1985	1985	0	0	0	19.50	80.50

2 ACCESORY U – 0% - 2025 Heated Area: 384 HX Base Yr



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TOTAL JUST VALUE	674,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,698

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GRANTOR: QUARRIER CURTISS GILB						
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2747/923	10/31/2024	FJ	U	I	11	0
GRANTOR: QUARRIER CURTIS GILBE						
GRANTEE: QUARRIER CATHY J L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S16 E24 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

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

REVIEW DATE 02/15/2024 BY KBA Total Acres: 151.00 Total Land Value: 93,405 Market: 450,000 Agricultural: 48,405 Common: 45,000 PRINTED 07/30/2025 BY SYS