TRACT 3
CHARWOOD ESTATES PB 4/65
ESMT IN OR 2647-1614

BARRY MICHAEL STEPHEN
44866 ARTESIAN BLVD
CALLAHAN, FL 32011

**2026**

**04-1N-25-2755-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |

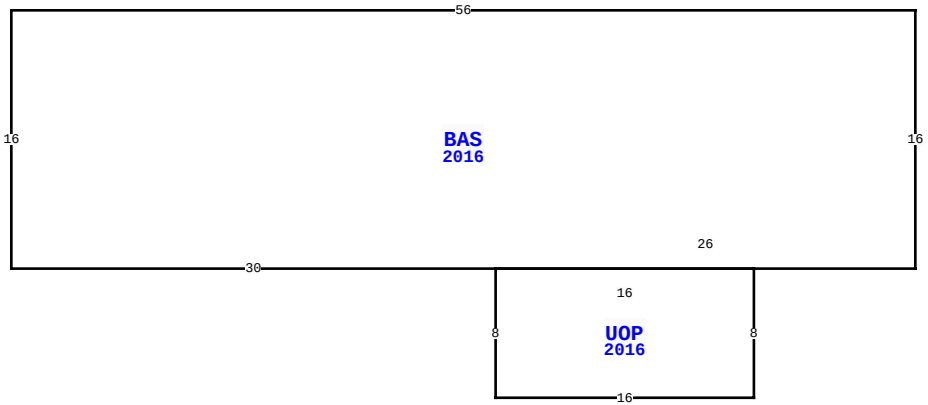
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 896 | 100 | 2016 | 896 | 87,817 |
| UOP | 128 | 25 | 2016 | 32 | 3,137 |
| TOTALS | 1,024 | | | 928 | 90,953 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 928 | 145.2000 | 130.68 | 121,271 | 2016 | 2016 | 0 | 0 | 0 | 25.00 | 75.00 |

1 M/H 94+ 100% - 2024 Heated Area: 896 HX Base Yr 2024




44866 ARTESIAN BLVD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 99,265 |
| TOTAL MARKET OB/XF VALUE | | 749 |
| TOTAL LAND VALUE - MARKET | | 50,500 |
| TOTAL MARKET VALUE | | 150,514 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 150,514 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 99,103 |
| TOTAL JUST VALUE | | 150,514 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 170,781 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH165730 | CO ISSUED | 0 | 05/19/2016 |
| MH165730 | MH MOVE-ON | 0 | 04/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2647/1612 | 5/30/2023 | WD | Q | I | 01 | 225,000 |
| GRANTOR: MCCLARTY JENINE & | | | | | | |
| GRANTEE: BARRY MICHAEL STEPH | | | | | | |
| 2501/0255 | 9/27/2021 | LE | U | I | 11 | 100 |
| GRANTOR: MCRAE CLAYTON N | | | | | | |
| GRANTEE: MCRAE CLAYTON & JAC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W56 S16 E30 UOP=[YR=2016] S8 E16 N8 W16$ E26 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0350 | CARPORT WD | 0 | 100 | 12 | 24 | 288.00 | SF | 13.00 | 13.00 | 100 | 1998 | 1998 | 3 | 20 | 749 | |

## LAND DESCRIPTION

TOTAL OB/XF 749

| 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 | RM | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,500 | | | | | | | |

REVIEW DATE 04/16/2026 BY TWA Total Acres: 1.01 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 07/09/2026 BY SYS

TRACT 3
CHARWOOD ESTATES PB 4/65
ESMT IN OR 2647-1614

**BARRY MICHAEL STEPHEN**
44866 ARTESIAN BLVD
CALLAHAN, FL 32011

**2026**

**04-1N-25-2755-0003-0000**

## 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 | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 03 | MASONRY 100 |
| Quality | 06 | Quality Level 06 |

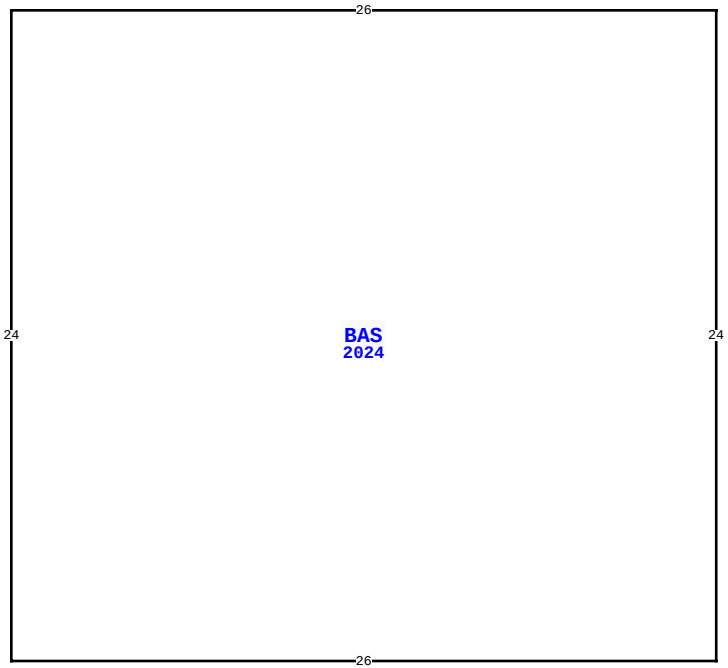
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 624 | 100 | 2024 | 624 | 8,312 |
| TOTALS | 624 | | | 624 | 8,312 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 624 | 68.3100 | 26.64 | 16,623 | 1989 | 1989 | 0 | 0 | 0 | 50.00 | 50.00 |

2 GARAGE RES 100% - 2024 Heated Area: 624 HX Base Yr 2024




44866 ARTESIAN BLVD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
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## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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|---|---|---|---|---|---|---|
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| GRANTOR: MCCLARTY JENINE & | | | | | | |
| GRANTEE: BARRY MICHAEL STEPH | | | | | | |
| 2501/0255 | 9/27/2021 | LE | U | I | 11 | 100 |
| GRANTOR: MCRAE CLAYTON N | | | | | | |
| GRANTEE: MCRAE CLAYTON & JAC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E26 S24 W26 N24 $
.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 04/16/2026 BY TWA Total Acres: 1.01 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 07/09/2026 BY SYS