

LOT 3 (EX S-1)(NKA FRONT 1/2)
IN OR 1317/1904
GRAY GABLES SUB PB 0/52

MCLENDON RHONDA M
44777 ARTESIAN BLVD
CALLAHAN, FL 32011

2026

04-1N-25-2780-0003-0000



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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,959	100	1993	1,959	154,527
FOP	160	30	1993	48	3,786
FOP	176	30	1993	53	4,181
TOTALS	2,295			2,060	162,494

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0350	CARPORT WD
2	0511	GARAGE CB-

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	2,060	100.8420	105.88	218,113	1975	1975	0	0	25.50	74.50
1 SINGLE FAM 100% - 2012 Heated Area: 1959 HX Base Yr 2012											

44777 ARTESIAN BLVD, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/06/2026 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		162,494	
TOTAL MARKET OB/XF VALUE		5,148	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		217,642	
SOH/AGL Deduction		101,074	
ASSESSED VALUE		116,568	
TOTAL EXEMPTION VALUE		61,411	
BASE TAXABLE VALUE		55,157	
TOTAL JUST VALUE		217,642	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		210,098	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1317/1904	5/16/2005	QC	Q	I	01	100	
GRANTOR: MORRIS GRACE POPE & C							
GRANTEE: MORRIS GRACE POPE &							
0703/0933	4/29/1994	WD	Q	I	01	100	
GRANTOR: MORRIS GRACE & CHARLE							
GRANTEE: MORRIS GRACE & CHAR							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W34 FOP=[YR=1993] W11 S16 E11 N16\$ S16 W11 S30 FOP=[YR=1993] S5 E32 N5 W32\$ E32 S5 E13 N51\$.											

TOTAL OB/XF											
5,148											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RM	0.00	0.00	1.00	AC	1.00