LOTS 6 7 28 & 29
(EX S-2 OF LOT 6 & LOT 29)
PAR 2 IN OR 2790/62

ASPINWALL SHERRY L & DONALD
PO BOX 1717
CALLAHAN, FL 32011

2026

04-1N-25-2780-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

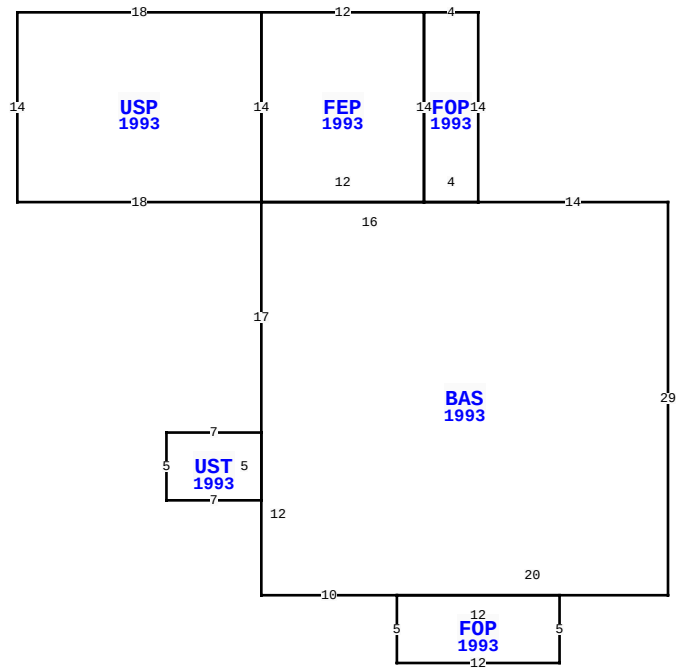
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100	1993	870	66,235
FEP	168	80	1993	134	10,202
FOP	56	30	1993	17	1,294
FOP	60	30	1993	18	1,370
USP	252	30	1993	76	5,786
UST	35	45	1993	16	1,218
TOTALS	1,441			1,131	86,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,131	125.5570	131.83	149,100	1947	1947	0	0	0	42.25	57.75

1 SINGLE FAM 0% - 0 Heated Area: 870 HX Base Yr



44639 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	01/31/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	86,105
TOTAL MARKET OB/XF VALUE	6,750
TOTAL LAND VALUE - MARKET	207,500
TOTAL MARKET VALUE	114,790
SOH/AGL Deduction	0
ASSESSED VALUE	114,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,790
TOTAL JUST VALUE	300,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E96 2788	CHNGE SRVC	0	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2790/62	5/23/2025	WD	U	I	11	100
GRANTOR: ASPINWALL SHERRY L						
GRANTEE: ASPRINWALL SHERRY L						
2226/1826	9/28/2018	PR	U	I	19	100
GRANTOR: ASPINWALL SHERRY L P/						
GRANTEE: ASPINWALL SHERRY 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	0681	POLE SHED	0	0	50	45	2,250.00	SF	15.00	15.00	100	1950	1950	3	20	6,750	

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N14 W4 FEP=[YR=1993] W12
USP=[YR=1993] W18 S14 E18 N14$ S14 E12 N14$ S14 E4$ W16S17
UST=[YR=1993] W7 S5 E7 N5$ S12 E10 FOP=[YR=1993] S5 E12 N5
W12$ E20 N29$.

LAND DESCRIPTION

TOTAL OB/XF 6,750

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	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	006000	A	PASTURE - HA	0		RM	0.00	0.00	4.50	AC		1.00	1.00	1.00	370.00	370.00	1,665							
3	005910	A	HARDWOOD WET	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	90.00	90.00	270							
4	009910	M	MARKET VALUE	0	0006	RM	0.00	0.00	7.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	187,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.50 Total Land Value: 21,935 Market: 187,500 Agricultural: 1,935 Common: 20,000 PRINTED 07/09/2026 BY SYS