LOTS 8 & 27
IN OR 1237/1014
GRAY GABLES SUB PB 0/52

BROOKS PAUL C &/KRAMER KELLY R
44559 ARTESIAN BLVD
CALLAHAN, FL 32011

2026

04-1N-25-2780-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

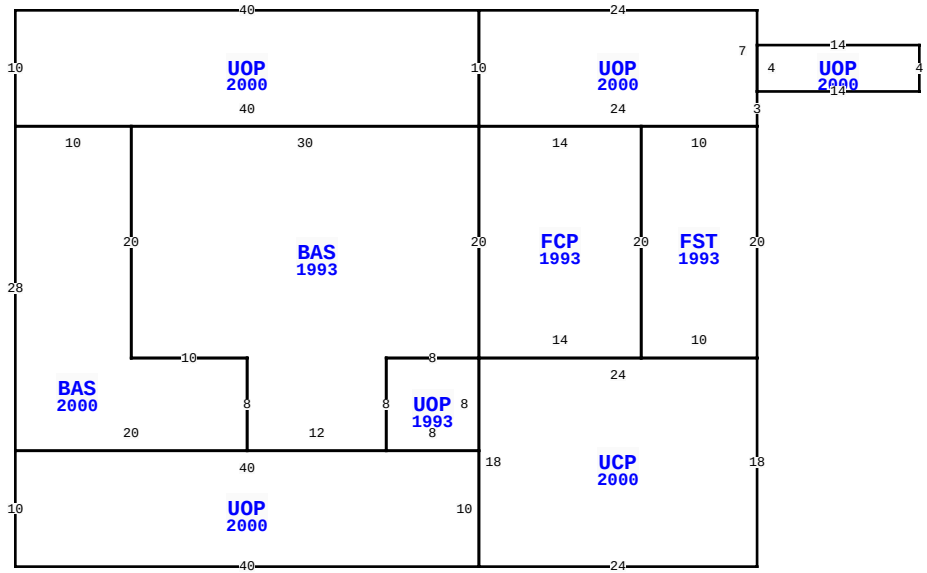
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	696	100	1993	696	62,098
BAS	360	100	2000	360	32,120
FCP	280	25	1993	70	6,245
FST	200	55	1993	110	9,814
UCP	432	20	2000	86	7,673
UOP	64	20	1993	13	1,160
UOP	56	20	2000	11	981
UOP	240	20	2000	48	4,282
UOP	400	20	2000	80	7,137
UOP	400	20	2000	80	7,137
TOTALS	3,128			1,554	138,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,554	111.0780	116.63	181,243	1960	1960	0	0	0	23.50	76.50

1 SINGLE FAM 100% - 2005 Heated Area: 1056 HX Base Yr 2005



44559 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		152,687
TOTAL MARKET OB/XF VALUE		5,376
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		308,063
SOH/AGL Deduction		167,122
ASSESSED VALUE		140,941
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,530
TOTAL JUST VALUE		308,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006477	GARAGE	42,664	05/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1237/1014	6/14/2004	WD	Q	I		160,000
GRANTOR: SPENCE MICHAEL & SHER						
GRANTEE: BROOKS PAUL C & KEL						
0749/0288	1/19/1995	WD	Q	I		44,000
GRANTOR: CLARK IMOGENE						
GRANTEE: SPENCE MICHAEL & SH						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W24 UOP=[YR=2000] W40 S10 E40 N10 $ S10
BAS=[YR=1993] W30 BAS=[YR=2000] W10 S28 UOP=[YR=2000] S10
E40 UCP=[YR=2000] E24 N18 FST=[YR=1993] N20 W10
FCP=[YR=1993] W14 S20 E14 N20 $ S20 E10 $ W24 UOP=[YR=1993]
W8 S8 E8 N8 $ S18 $ N10 W40 $ E20 N8 W10 N20 $ S20 E10 S8 E12
N8 E8 N20 $ E24 N3 UOP=[YR=2000] E14 N4 W14 S4 $ N7 $.

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	0511	GARAGE CB-	0	100	28	24	672.00	SF	40.00	40.00	100	1960	1960	3	20	5,376	

LAND DESCRIPTION

TOTAL OB/XF 5,376

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	6.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	150,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

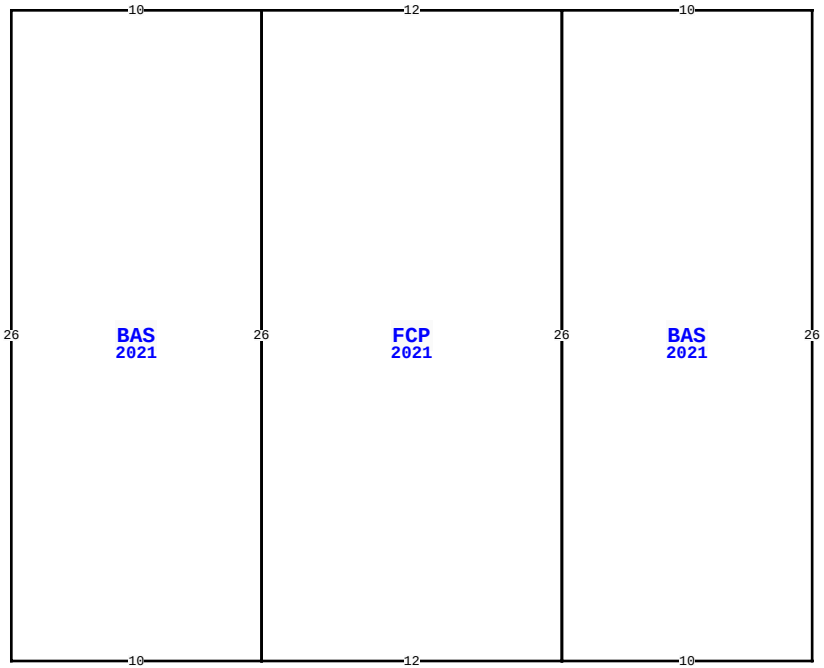
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100	2021	260	6,103
BAS	260	100	2021	260	6,103
FCP	312	25	2021	78	1,831
TOTALS	832			598	14,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	598	62.7000	24.45	14,621	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2005 Heated Area: 520 HX Base Yr 2005



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BUILDING DIMENSIONS

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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

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