LOTS 9 & 26
IN OR 1769/647
GRAY GABLES SUB PB 0/52

CORRIVEAU DENIS J &/GRAY TERESA S
44525 ARTESIAN BLVD
CALLAHAN, FL 32011

2026

04-1N-25-2780-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

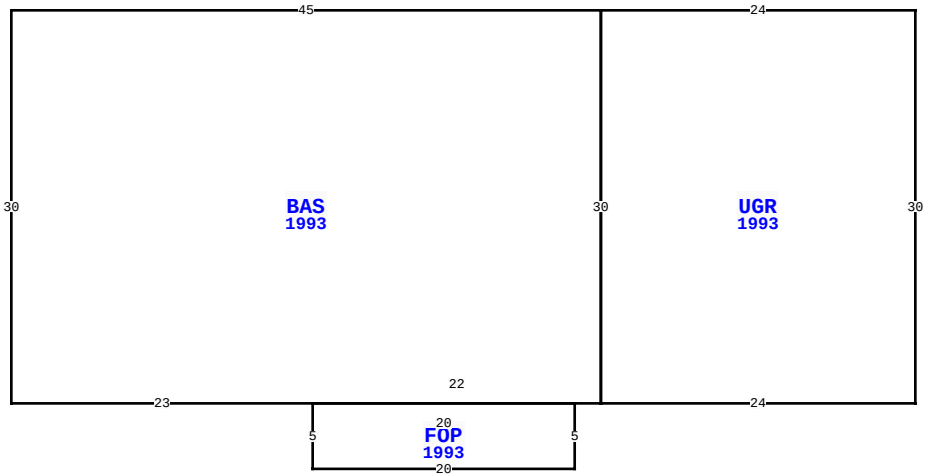
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	120,926
FOP	100	30	1993	30	2,688
UGR	720	45	1993	324	29,023
TOTALS	2,170			1,704	152,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	136.5000	143.32	244,217	1970	1970	0	0	0	37.50	62.50

1 SINGLE FAM 100% - 2013 Heated Area: 1350 HX Base Yr 2013



44525 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		152,636
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		302,636
SOH/AGL Deduction		207,914
ASSESSED VALUE		94,722
TOTAL EXEMPTION VALUE	HX HB VX SX	94,722
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		302,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25579	REPAIR/RRF	4,800	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1769/0647	12/09/2011	WD	U	I	38	117,000
GRANTOR: BLUE CHIPLAND LLC &						
GRANTEE: CORRIVEAU DENIS J &						
1643/0812	9/27/2009	WD	Q	I	01	170,900
GRANTOR: SILCOX JOHN & BRENDA						
GRANTEE: BLUE CHIPLAND LLC &						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W45 S30 E23 FOP=[YR=1993] S5 E20 N5 W20$ E22 N30$ S30 E24 N30$.

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
1	000100	C	RES	100	0006	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	150,000							

REVIEW DATE 04/15/2026 BY TWA Total Acres: 6.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS