

E140 FT OF LOT 12
IN OR 2289/1705
GRAY GABLES SUB PB 0/52

SELPH JIMMY CLARENCE JR
44419 ARTESIAN BLVD
CALLAHAN, FL 32011

2026

04-1N-25-2780-0012-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																
Exterior Wall	05	AVERAGE 100	0800	02	2,424	123.6000	111.24	269,646	1996	2001	0	0	0	56.00	44.00	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2021 Heated Area: 1296 HX Base Yr 2021													Tax Group: 6			Tax Dist:												
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE			118,644												
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE			11,732												
Interior Floo	14	CARPET 90														TOTAL LAND VALUE - MARKET			66,500												
Interior Floo	08	SHT VINYL 10														TOTAL MARKET VALUE			196,876												
Air Condition	03	CENTRAL 100														SOH/AGL Deduction			60,276												
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE			136,600												
Bedrooms		3 100														TOTAL EXEMPTION VALUE			51,411												
Bathrooms		2 100														BASE TAXABLE VALUE			85,189												
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE			196,876												
Stories	1.	1. 100														NCON VALUE			0												
Units		0 100	INCOME VALUE																												
			PREVIOUS YEAR MKT VALUE			175,926																									
Quality			03	Quality Level 03																											
DOR CODE			0200 MOBILE HOME																												
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	1,296	100	1996	1,296	63,433																										
FCP	900	25	2020	225	11,013																										
FCP	1,520	25	2026	380	18,599																										
FOP	624	30	2026	187	9,153																										
FSP	560	60	2026	336	16,446																										
TOTALS			4,900		2,424	118,644																									
EXTRA FEATURES						44419 ARTESIAN BLVD, CALLAHAN																									
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																
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660																	
4	0351	CARPORT MT	0 100	56 18	1,008.00	SF	10.00	10.00	100	2026	2022	03	90	9,072																	
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	140.00	415.00	1.33	AC		1.00	1.00	1.00	50,000.00	50,000.00	66,500														
REVIEW DATE 01/01/2023 BY CD Total Acres: 1.33 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 07/09/2026 BY SYS																															