

LOTS 14 & 21 R673537
IN OR 883/873
GRAY GABLES SUB PB 0/52

SWEAT MICHAEL T & TALISA G
44333 ARTESIAN BLVD
CALLAHAN, FL 32011

2026

04-1N-25-2780-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		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	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	1,456	100	1993	1,456	141,287
FCP	312	25	1993	78	7,569
FSP	208	40	2017	83	8,054
UOP	204	20	2003	41	3,979
TOTALS	2,180			1,658	160,888

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
7	0204	BARN MTL 1	0	100	40	50	2,000.00	SF	16.00		
8	0351	CARPORT MT	0	100	35	20	700.00	SF	10.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	5.93	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,658	114.4500	120.17	199,242	1977	1977	0	0	19.25	80.75
1 SINGLE FAM 100% - 2000 Heated Area: 1456 HX Base Yr 2000											
44333 ARTESIAN BLVD, CALLAHAN											

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

TOTAL OB/XF											
34,840											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		160,888	
TOTAL MARKET OB/XF VALUE		34,840	
TOTAL LAND VALUE - MARKET		148,250	
TOTAL MARKET VALUE		343,978	
SOH/AGL Deduction		184,421	
ASSESSED VALUE		159,557	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		108,146	
TOTAL JUST VALUE		343,978	
NCON VALUE		7,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,128	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002383	XFOB	19,025	03/17/2020
6552	DEMOLITION	0	06/22/1990
8214	MH MOVE-ON	6,000	06/22/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0883/0873	5/18/1999	WD	Q	I		65,000	
GRANTOR: CARTER ROBERT J & VER							
GRANTEE: SWEAT MICHAEL & TAL							
0150/0651	8/14/1973	WD	Q	I		18,000	
GRANTOR: JOHNSON PHOEBUS & REB							
GRANTEE: CARTER ROBERT & VER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1993] W12 BAS=[YR=1993] W12 UOP=[YR=2003] N12 W17 S12 E17\$ W44 S26 E24 FSP=[YR=2017] S8 E26 N8 W26\$ E32 N26\$ S26 E12 N26\$.											