PT OF LOT 16
IN OR 2820/1409
GRAY GABLES SUB PB 0/52

FORSHEE INVESTMENTS LLC
850548 US HWY 17
YULEE, FL 32097

2026

04-1N-25-2780-0016-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

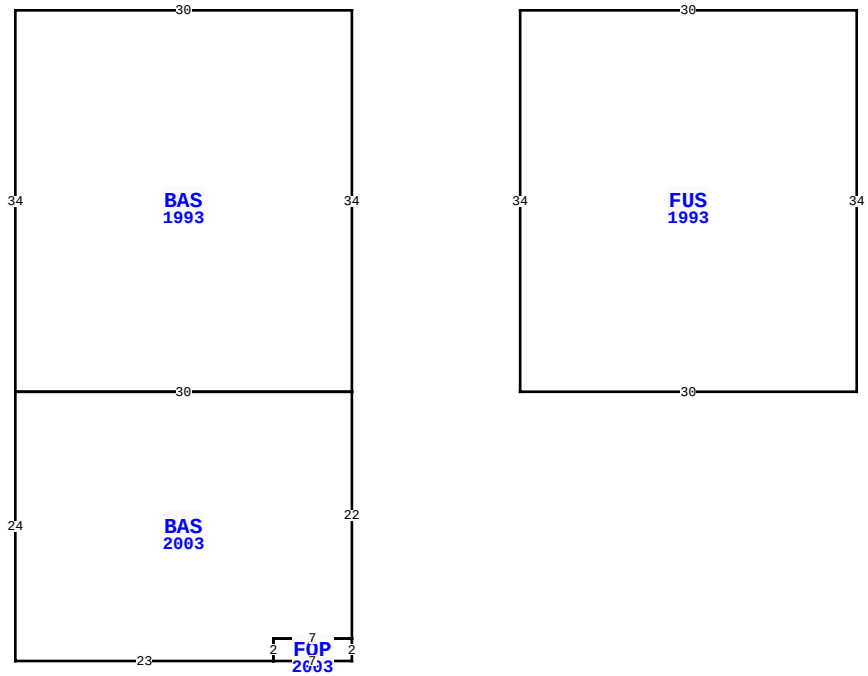
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1993	1,020	138,525
BAS	706	100	2003	706	95,881
FOP	14	30	2003	4	543
FUS	1,020	100	1993	1,020	138,525
TOTALS	2,760			2,750	373,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,750	108.2592	150.48	413,820	1985	2005	0	0	0	9.75	90.25

1 SNGL FAM 0% - 2026 Heated Area: 2746 HX Base Yr



44259 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	373,473
TOTAL MARKET OB/XF VALUE	4,928
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	415,901
SOH/AGL Deduction	0
ASSESSED VALUE	415,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	415,901
TOTAL JUST VALUE	415,901
NCON VALUE	170,897
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2820/1409	9/30/2025	SW	U	I	11	100
GRANTOR: FORSHEE CONTRACTING S						
GRANTEE: FORSHEE INVESTMENTS						
2813/1188	9/02/2025	WD	U	I	37	200,000
GRANTOR: USHER ALESHA & DORIS						
GRANTEE: FORSHEE CONTRACTING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S34 BAS=[YR=2003] S24 E23 FOP=[YR=2003] E7 N2 W7 S2$ N2 E7 N22 W30$ E30 N34$ PTR=E15 FUS=[YR=1993] E30 S34 W30 N34 $ W15 $.

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	0510	GARAGE WD-	0	0	24	16	384.00	SF	35.00	35.00	100	1990	1990	3	20	2,688	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 4,928

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	0	0006	OR	0.00	0.00	0.50	AC		1.00	1.00	1.50	50,000.00	75,000.00	37,500							

REVIEW DATE 04/15/2026 BY TWA Total Acres: 0.50 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 07/09/2026 BY SYS