PT OF LOT 36
IN OR 1225/221
GRAY GABLES SUB PB 0/52

SIMPSON SUSAN A & JAMES P
44226 ARTESIAN BLVD
CALLAHAN, FL 32011

2026

04-1N-25-2780-0036-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

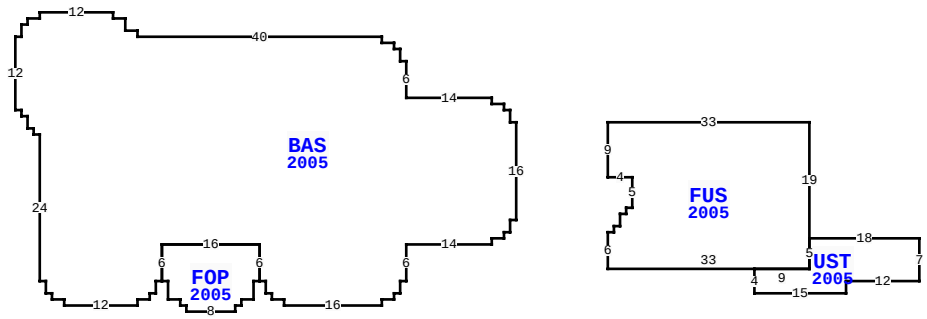
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,976	100	2005	2,976	391,234
FOP	156	30	2005	47	6,179
FUS	764	100	2005	764	100,437
UST	174	45	2005	78	10,254
TOTALS	4,070			3,865	508,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,865	105.0840	146.07	564,561	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2007 Heated Area: 3740 HX Base Yr 2007



44226 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		525,982
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		604,027
SOH/AGL Deduction		331,899
ASSESSED VALUE		272,128
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,717
TOTAL JUST VALUE		604,027
NCON VALUE		17,877
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011068	24*31 6500	51,812	10/01/2025
R2306597	ROOF	23,000	05/19/2023
B13029	NEW CONSTR	0	12/01/2004
B985597	NEW CONSTR	163,864	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1225/0221	4/26/2004	WD	Q	I		140,000
GRANTOR: STEWART DONNA L						
GRANTEE: SIMPSON SUSAN A & J						
1194/0262	12/09/2003	QC	Q	I	01	54,000
GRANTOR: STEWART WILLIAM E						
GRANTEE: STEWART DONNA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 N2 W1 N1 W2 N1 W14 N6 W1 N2 W1 N1 W2 N1 W40 N1 W2 N2 W2 N1 W12 S1 W2 S1 W1 S2 W1 S12 E1 S1 E1 S2 E1 S1 E1 S24 E1 S2 E1 S1 E2S1 E12 N1 E2 N1 E1 N2 E1 FOP=[YR=2005] E1 S3 E2 S1 E1 S1 E8 N1 E1 N1 E2 N3 E1 N6 W16 S6 $ N6 E16 S6 E1 S2 E1 S1 E2 S1 E16 N1 E2 N1 E1 N2 E1 N6 E14 N1 E2 N1 E1 N2 E1 N16 $ PTR= E15 FUS=[YR=2005] E33 S19 UST=[YR=2005] E18 S7 W12 S2 W15 N4 E9 N5 $ S5 W33 N6 E1 N1 E1 N2 E1 N1 E1 N5 W4 N9 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	1.50	AC		1.00	1.00	1.00	50,000.00	50,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

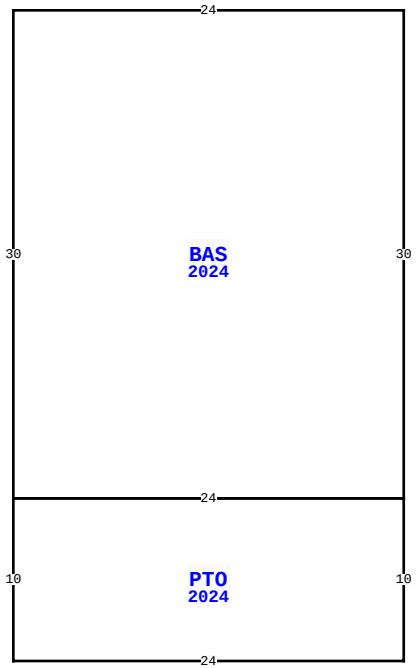
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	720	100	2024	720	17,584
PTO	240	5	2024	12	293
TOTALS	960			732	17,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	732	63.2500	24.67	18,058	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 720 HX Base Yr 2007



44226 ARTESIAN BLVD, CALLAHAN

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: STEWART DONNA L						
GRANTEE: SIMPSON SUSAN A & J						
1194/0262	12/09/2003	QC	Q	I	01	54,000
GRANTOR: STEWART WILLIAM E						
GRANTEE: STEWART DONNA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S30 W24 N30 $
PTO=[YR=2024;ORIG=50,40] E24 S10 W24 N10 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS