

MCFARLIN SHAWN PATRICK
44336 ARTESIAN BLVD
CALLAHAN, FL 32011

04-1N-25-2780-0039-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										6	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT				NORM		% COND		VALUATION SUMMARY									
Exterior Wall		05		AVERAGE 100		0200		01		2,356		105.9870		100.69		237,226		2017		2017		0		0		0		3.50		96.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SFR MODULR		100%		2018				Heated Area: 2356																Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					244,310				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					0				
Interior Floo		08		SHT VINYL 80																												TOTAL LAND VALUE - MARKET					93,600				
Interior Floo		14		CARPET 20																												TOTAL MARKET VALUE					337,910				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					169,952				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					167,958				
Bedrooms				4 100																												TOTAL EXEMPTION VALUE					HX HB 51,411				
Bathrooms				2 100																												BASE TAXABLE VALUE					116,547				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					337,910				
Stories		1.		1. 100																												NCON VALUE					15,387				
Units		00		0 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE					299,897				
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		2,356		100		2017		2,356		228,923																															
TOTALS		2,356						2,356		228,923																															
EXTRA FEATURES										44336 ARTESIAN BLVD, CALLAHAN										BLD DATE				LGL DATE		05/06/2026		MLU													
										XF DATE										LAND DATE																					
										INC DATE										AG DATE																					
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																	
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