LOT 42
IN OR 1495/1580
GRAY GABLES SUB PB 0/52

DAVIS MARK R
44456 ARTESIAN BLVD
CALLAHAN, FL 32011

2026

04-1N-25-2780-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

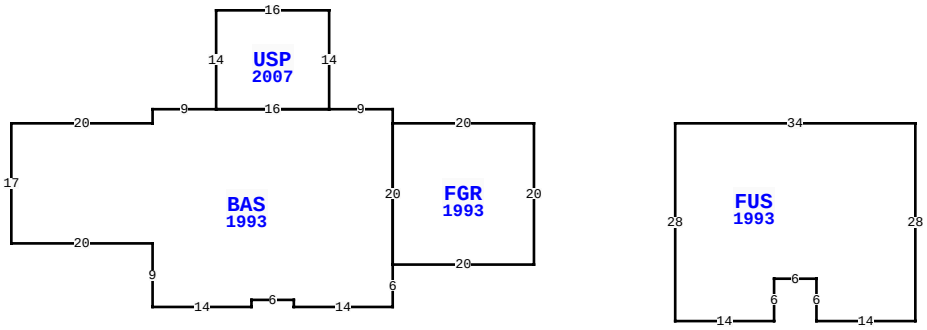
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100	1993	1,286	186,653
FGR	400	55	1993	220	31,931
FUS	916	100	1993	916	132,951
USP	224	30	2007	67	9,724
TOTALS	2,826			2,489	361,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,489	123.2064	171.26	426,266	1993	1993	0	0	0	15.25	84.75

1 SNGL FAM 100% - 2008 Heated Area: 2202 HX Base Yr 2008



44456 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		429,746
TOTAL MARKET OB/XF VALUE		20,898
TOTAL LAND VALUE - MARKET		90,800
TOTAL MARKET VALUE		541,444
SOH/AGL Deduction		257,581
ASSESSED VALUE		283,863
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,452
TOTAL JUST VALUE		541,444
NCON VALUE		38,717
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,854

CRPT AND GR/UT ARE ATTACHED (BESIDES BLDG #2)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B200010061	6500 30*50	147,315	03/13/2026
B260002480	6500 40*41	280,112	03/09/2026
20010061	GARAGE	147,315	10/21/2020
B1428848	REPAIR/RRF	10,875	04/01/2014
4455	NEW CONSTR	2,600	01/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/1580	5/01/2007	WD	Q	I		309,000
GRANTOR: PENNA TERESA ANN						
GRANTEE: DAVIS MARK R						
1456/1606	11/03/2006	WD	U	I	23	202,000
GRANTOR: SCHNACKENBERG EDDIE &						
GRANTEE: PENNA TERESA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,0] N2 W9 W16 W9 S2 W20 S17 E20 S9 E14 N1 E6 S1 E14 N6 N20 $
FUS=[YR=1993;ORIG=20,0] E34 S28 W14 N6 W6 S6 W14 N28 $
FGR=[YR=1993;ORIG=0,0] W20 S20 E20 N20 $
USP=[YR=2007;ORIG=-29,-2] N14 W16 S14 E16 $
PTR=[ORIG=0,0] E20 W20 $
.

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	0350	CARPORT WD	0	100	17	14	238.00	SF	13.00	13.00	100	1983	1983	3	20	619	
2	0510	GARAGE WD-	0	100	39	14	546.00	SF	35.00	35.00	100	1984	1984	3	20	3,822	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	70	1,400	
5	0681	POLE SHED	0	100	21	30	630.00	SF	15.00	15.00	100	2000	2000	3	26	2,457	
7	0351	CARPORT MT	0	100	45	28	1,260.00	SF	10.00	10.00	100	2026	2025	03	100	12,600	

LAND DESCRIPTION

TOTAL OB/XF 20,898

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	2.27	AC		1.00	1.00	1.00	40,000.00	40,000.00	90,800							

REVIEW DATE 06/16/2026 BY TW Total Acres: 2.27 Total Land Value: 90,800 Market: 0 Agricultural: 0 Common: 90,800 PRINTED 07/09/2026 BY SYS

LOT 42
IN OR 1495/1580
GRAY GABLES SUB PB 0/52

DAVIS MARK R
44456 ARTESIAN BLVD
CALLAHAN, FL 32011

2026

04-1N-25-2780-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

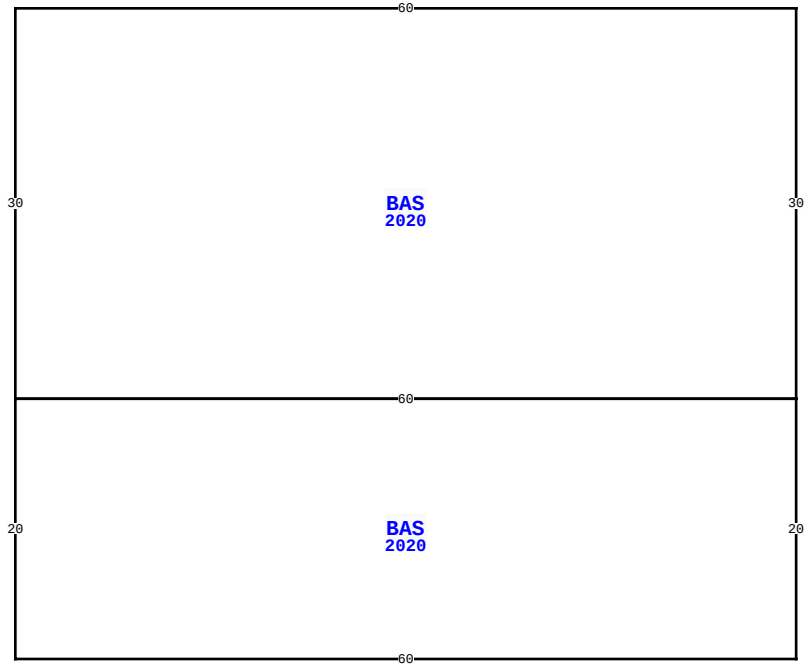
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2020	1,200	27,394
BAS	1,800	100	2020	1,800	41,091
TOTALS	3,000			3,000	68,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,000	61.6170	24.03	72,090	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2008 Heated Area: 3000 HX Base Yr 2008



44456 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		429,746
TOTAL MARKET OB/XF VALUE		20,898
TOTAL LAND VALUE - MARKET		90,800
TOTAL MARKET VALUE		541,444
SOH/AGL Deduction		257,581
ASSESSED VALUE		283,863
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,452
TOTAL JUST VALUE		541,444
NCON VALUE		38,717
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/1580	5/01/2007	WD	Q	I		309,000
GRANTOR: PENNA TERESA ANN						
GRANTEE: DAVIS MARK R						
1456/1606	11/03/2006	WD	U	I	23	202,000
GRANTOR: SCHNACKENBERG EDDIE &						
GRANTEE: PENNA TERESA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W60 S30 E60 N30 $
BAS=[YR=2020;ORIG=-60,30] S20 E60 N20 W60 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/16/2026 BY TW Total Acres: 2.27 Total Land Value: 90,800 Market: 0 Agricultural: 0 Common: 90,800 PRINTED 07/09/2026 BY SYS