LOTS 43 & NE 210 FT OF 44
GRAY GABLES SUB PB 0/52

PAGE WILLIAM L & JUNE L/E/
44500 ARTESIAN BLVD
CALLAHAN, FL 32011

2026

04-1N-25-2780-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

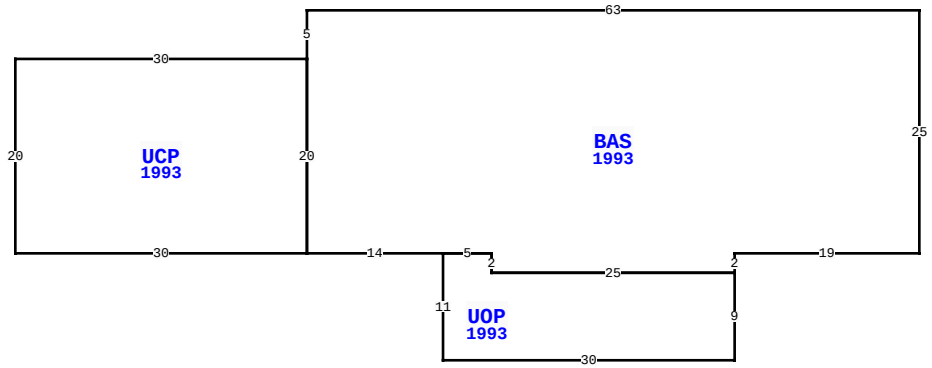
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	1993	1,625	117,506
UCP	600	20	1993	120	8,677
UOP	280	20	1993	56	4,049
TOTALS	2,505			1,801	130,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	114.9750	120.72	217,417	1963	1963	0	0	0	40.10	59.90

1 SINGLE FAM 100% - 0 Heated Area: 1625 HX Base Yr



44500 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		130,233
TOTAL MARKET OB/XF VALUE		3,405
TOTAL LAND VALUE - MARKET		158,900
TOTAL MARKET VALUE		292,538
SOH/AGL Deduction		166,582
ASSESSED VALUE		125,956
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,545
TOTAL JUST VALUE		292,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951313	H/AC	0	09/01/1995
9046	MH MOVE-ON	21,000	09/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/560	2/15/2025	QC	U	I	11	100

GRANTOR: PAGE WILLIAM LAWRENCE
GRANTEE: PAGE STEVEN LAWRENC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W63 S5 UCP=[YR=1993] W30 S20 E30 N20$ S20 E14
UOP=[YR=1993] S11 E30 N9 W25 N2 W5$ E5 S2 E25 N2 E19 N25$.

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	1963	1963	3	23	805	
2	0511	GARAGE CB-	0	100	25	13	325.00	SF	40.00	40.00	100	1963	1963	3	20	2,600	

LAND DESCRIPTION

TOTAL OB/XF 3,405

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	4.54	AC		1.00	1.00	1.00	35,000.00	35,000.00	158,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.54 Total Land Value: 158,900 Market: 0 Agricultural: 0 Common: 158,900 PRINTED 07/09/2026 BY SYS