

TRACT 13
IN OR 2159/890
CHARWOOD ESTATES PB 4/65

WEAVER LINDA S/WEAVER JAMES DALE
44564 ARTESIAN BLVD
CALLAHAN, FL 32011

2023

04-1N-25-2755-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

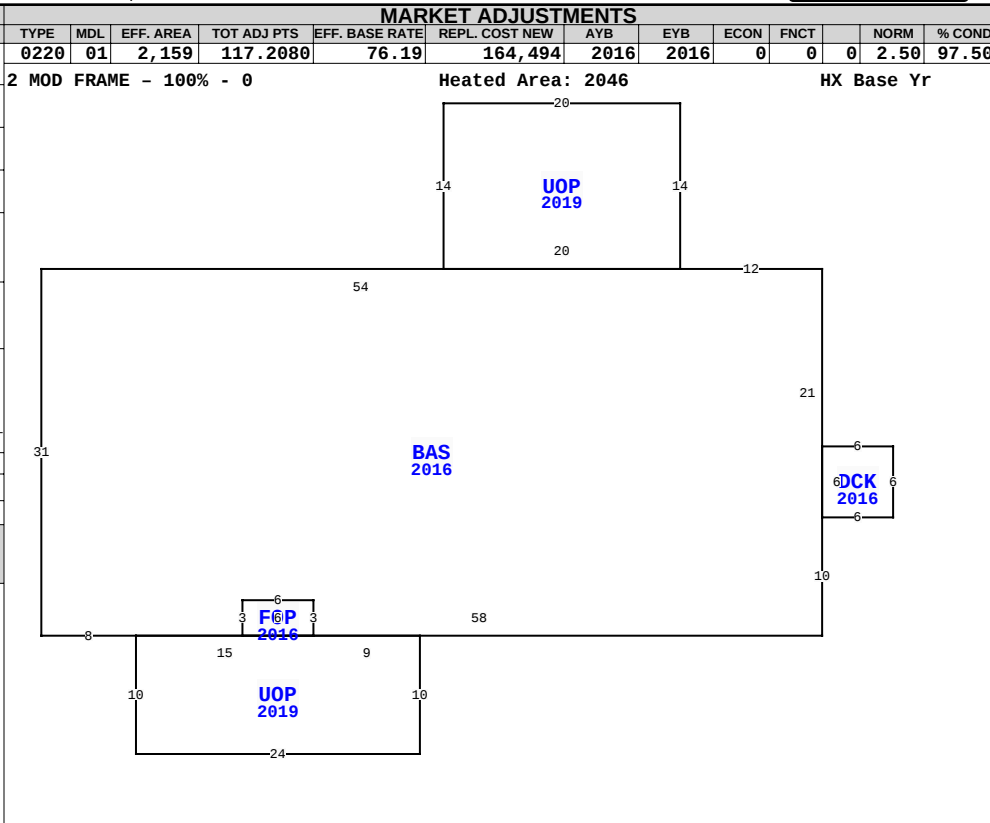
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	151,988
DCK	36	10	4	297
FOP	18	30	5	371
UOP	240	20	48	3,566
UOP	280	20	56	4,160

TOTALS	2,620		2,159	160,382
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0 100	24	11	264.00	SF	19.50	19.50
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	20.10	20.10
4	0812	CONCRETE C	0 100	0	0	6,883.00	SF	4.00	4.00
5	0510	GARAGE WD-	0 100	18	10	180.00	SF	35.00	35.00
6	0351	CARPORT MT	0 100	18	16	288.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000001	C	V RS W/XFOB	100	0006	RM	0.00	0.00	1.00



TOTAL OB/XF									
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2	0940	SHEDS/PORT	0 100	24	11	264.00	SF	19.50	19.50
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	20.10	20.10
4	0812	CONCRETE C	0 100	0	0	6,883.00	SF	4.00	4.00
5	0510	GARAGE WD-	0 100	18	10	180.00	SF	35.00	35.00
6	0351	CARPORT MT	0 100	18	16	288.00	SF	10.00	10.00

TOTAL OB/XF									
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1	000001	C	V RS W/XFOB	100	0006	RM	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	160,382								
TOTAL MARKET OB/XF VALUE	34,315								
TOTAL LAND VALUE - MARKET	35,000								
TOTAL MARKET VALUE	229,697								
SOH/AGL Deduction	93,032								
ASSESSED VALUE	136,665								
TOTAL EXEMPTION VALUE	HX HB DX 55,000								
BASE TAXABLE VALUE	81,665								
TOTAL JUST VALUE	229,697								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	185,897								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632671	CO ISSUED	0	08/31/2016
B0632671	MODULAR HM	0	07/01/2016
B1632277	DEMOLITION	1,900	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2159/0890	11/24/2017	QC	U	I	11	100	
GRANTOR: WEAVER LINDA S							
GRANTEE: WEAVER LINDA & JAME							
1880/1601	9/23/2013	QC	U	I	11	100	
GRANTOR: WEAVER JAMES F & LIND							
GRANTEE: WEAVER LINDA S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W12 UOP=[YR=2019] N14 W20 S14 E20\$ W54 S31 E8 UOP=[YR=2019] S10E24 N10 W9 FOP=[YR=2016] N3 W6 S3 E6\$ W15\$ E58 N10 DCK=[YR=2016] E6 N6 W6 S6\$ N21\$.									