TRACT 21
IN OR 1797/1666
1977 CATALINA DW/MH &

ROWELL DORIS C
540998 US HWY 1
CALLAHAN, FL 32011

2023

04-1N-25-2755-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

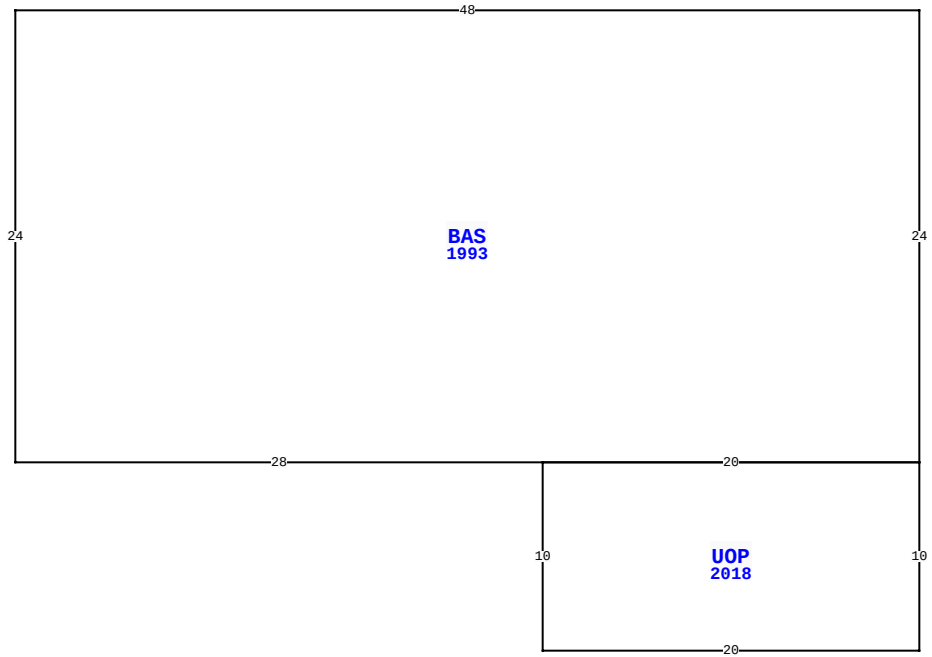
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	15,884
UOP	200	25	50	689
TOTALS	1,352		1,202	16,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,202	70.7000	45.96	55,244	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



44361 CHARWOOD DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	16,573
TOTAL MARKET OB/XF VALUE	1,984
TOTAL LAND VALUE - MARKET	54,994
TOTAL MARKET VALUE	73,551
SOH/AGL Deduction	32,334
ASSESSED VALUE	41,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,217
TOTAL JUST VALUE	73,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1797/1666	6/04/2012	WD	Q	I	01	40,000
GRANTOR: CHESTER ELLISON JAMES						
GRANTEE: ROWELL AVERY L & DO						
1793/1339	5/11/2012	WD	U	I	11	100
GRANTOR: BRANNEN BONNIE LEE ET						
GRANTEE: CHESTER ELLISON JAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E28 UOP=[YR=2018] S10 E20 N10 W20$ E20 N24$.

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
2	0811	CONCRETE B	0	0	0	0	1,090.00	SF	5.20	5.20	100	1980	1980	3	35	1,984	

LAND DESCRIPTION

TOTAL OB/XF 1,984

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	000102	C	SFR/MH	0		CN	0.00	0.00	43,995.00	SF		1.00	1.00	1.00	1.25	1.25	54,994							

REVIEW DATE 05/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 54,994 Market: 0 Agricultural: 0 Common: 54,994 PRINTED 08/02/2023 BY SYS