TRACT 26
IN OR 350 PG 62
2007 HRTO DW/MH

HALL GORDON E & CARMEN P
44266 CHARWOOD DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2755-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

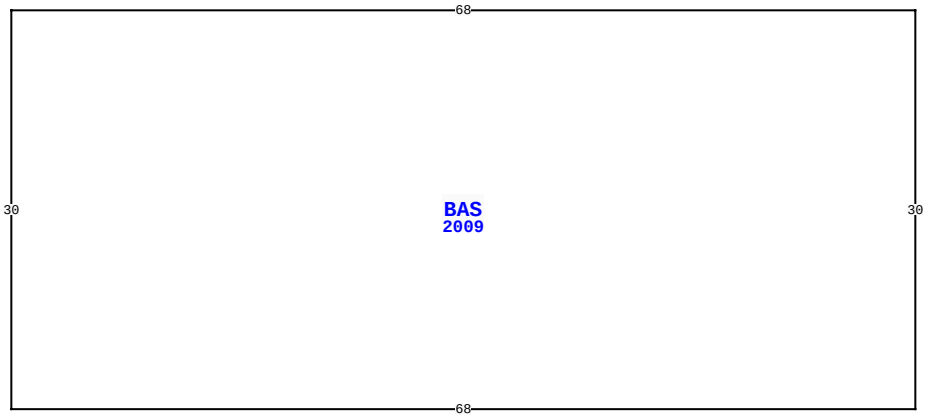
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	103,764
TOTALS	2,040		2,040	103,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,040	117.2000	82.04	167,362	2007	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 0 Heated Area: 2040 HX Base Yr



44266 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		103,764
TOTAL MARKET OB/XF VALUE		21,184
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		163,448
SOH/AGL Deduction		63,704
ASSESSED VALUE		99,744
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,744
TOTAL JUST VALUE		163,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5178	CO ISSUED	0	05/06/2009
MH5178	MH MOVE-ON	0	04/01/2009
M14452	MECH OTHER	0	04/01/2009
P13712	OTHER	0	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0317/0157	7/01/1980	WD	Q	V		7,400
GRANTOR:						
GRANTEE:						
0285/0359	2/01/1979	WD	Q	V		7,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W68 S30 E68 N30$.

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	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1982	1982	3	41	208	
2	0812	CONCRETE C	0	100	141	15	2,115.00	SF	4.00	4.00	100	1982	1982	3	41	3,469	
3	0811	CONCRETE B	0	100	35	15	525.00	SF	5.20	5.20	100	1982	1982	3	41	1,119	
4	0811	CONCRETE B	0	100	30	17	510.00	SF	5.20	5.20	100	1982	1982	3	41	1,087	
5	0510	GARAGE WD-	0	100	32	24	768.00	SF	23.45	23.45	100	1985	1985	3	20	3,602	
6	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	1989	1989	3	20	5,376	
7	0756	FEP	0	100	16	18	288.00	SF	27.00	27.00	100	1977	1977	3	20	1,555	
8	0752	USP	0	100	43	12	516.00	SF	15.00	15.00	100	1977	1977	3	20	1,548	
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 21,184

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	100	0006	RM	0.00	0.00	1.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,500							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 1.10 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 08/02/2023 BY SYS