TRACT 28 R224138 & R224139
IN OR 326 PG 314
CHARWOOD ESTATES PB 4/65

HACK JUDITH A/HACK DARRELL W
11023 DUVAL ROAD
JACKSONVILLE, FL 32218

2023

04-1N-25-2755-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

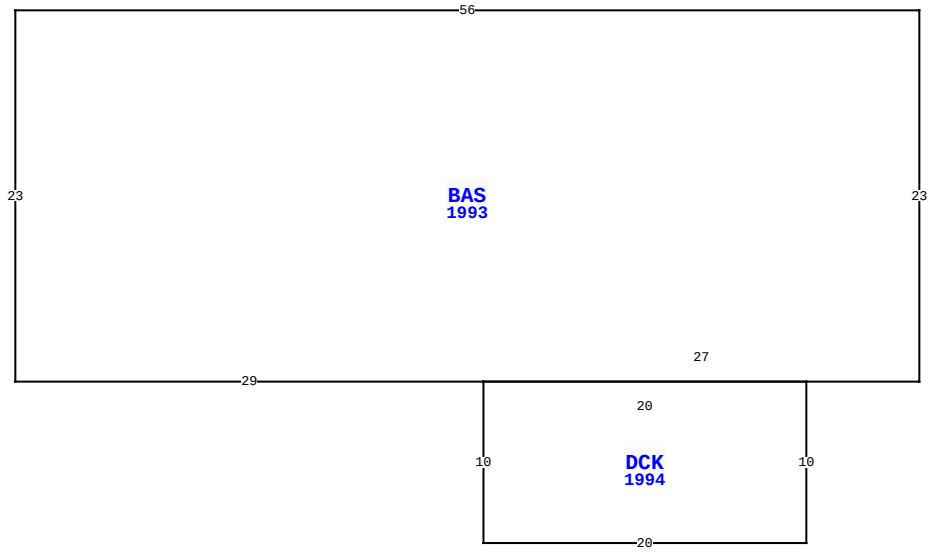
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	26,874
DCK	200	15	30	626
TOTALS	1,488		1,318	27,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,318	107.0000	69.55	91,667	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1288 HX Base Yr



44194 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	27,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,950
TOTAL MARKET VALUE	68,450
SOH/AGL Deduction	23,678
ASSESSED VALUE	44,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,772
TOTAL JUST VALUE	68,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93283	MH MOVE-ON	1,000	01/01/1993
7721	MH MOVE-ON	15,000	02/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0326/0314	12/01/1980	WD	Q	V		6,800

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S23 E29 DCK=[YR=1994] S10 E20 N10 W20 $ E27 N23 $.

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
1	000102	C	SFR/MH	0	0006	RM	0.00	0.00	1.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,950							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.17 Total Land Value: 40,950 Market: 0 Agricultural: 0 Common: 40,950 PRINTED 08/02/2023 BY SYS