TRACT 29
CHARWOOD ESTATES PB 4/65

WOOD CHRISTOPHER M & LAURA M
44164 CHARWOOD DR
CALLAHAN, FL 32011

2023

04-1N-25-2755-0029-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

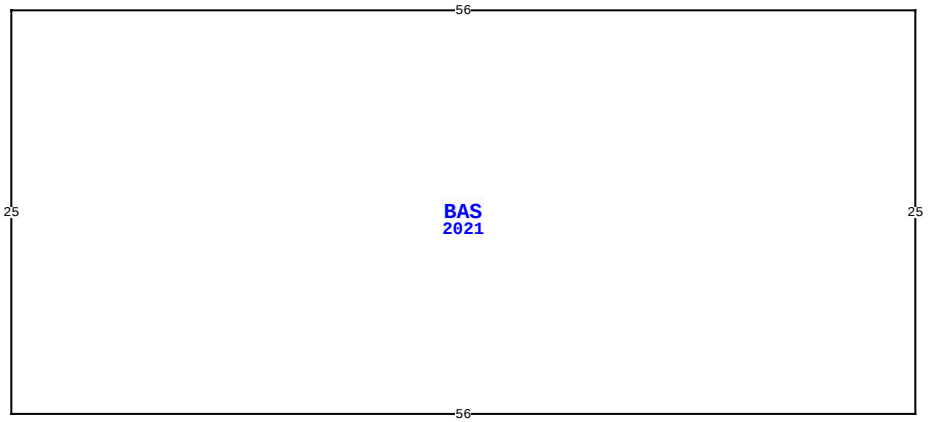
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	124,435
TOTALS	1,400		1,400	124,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,400	128.2600	89.78	125,692	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2022 Heated Area: 1400 HX Base Yr 2022



44164 CHARWOOD DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		124,435
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		37,100
TOTAL MARKET VALUE		161,535
SOH/AGL Deduction		31,771
ASSESSED VALUE		129,764
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,764
TOTAL JUST VALUE		161,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010124	CO ISSUED	0	08/23/2021
21010124	MH MOVE-ON	0	08/03/2021
21009380	DEMOLITION	2,500	07/19/2021
MH4877	MH MOVE-ON	0	12/19/2006
E18458	ELEC OTHER	0	12/01/2006
P11819	OTHER	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0818	7/16/2021	WD	Q	I	02	55,000
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: WOOD CHRISTOPHER M						
1389/0893	2/10/2006	WD	Q	I		35,000
GRANTOR: LUCERO RANDY JOHN ETA						
GRANTEE: HIGGINBOTHAM JIMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S25 E56 N25$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.06	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,100							

REVIEW DATE 10/14/2021 BY KB Total Acres: 1.06 Total Land Value: 37,100 Market: 0 Agricultural: 0 Common: 37,100 PRINTED 08/02/2023 BY SYS