TRACT 30
OR 284 PG 692
CHARWOOD ESTATES PB 4/65

BALDWIN ROGER D
44138 CHARWOOD DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2755-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

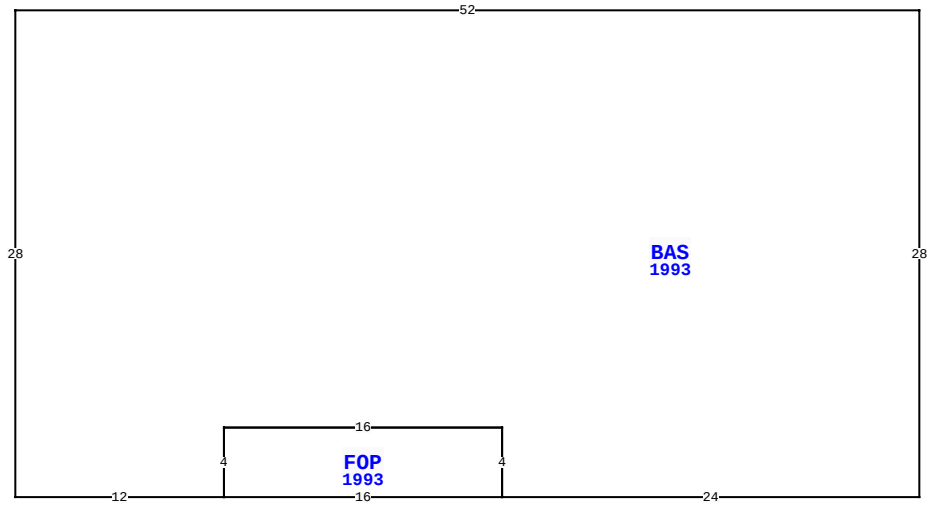
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,392	100	1,392	121,054
FOP	64	30	19	1,652
TOTALS	1,456		1,411	122,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,411	113.3600	102.31	144,359	1991	1991	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 1392 HX Base Yr



44138 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		122,705
TOTAL MARKET OB/XF VALUE		2,910
TOTAL LAND VALUE - MARKET		37,100
TOTAL MARKET VALUE		162,715
SOH/AGL Deduction		84,119
ASSESSED VALUE		78,596
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		23,596
TOTAL JUST VALUE		162,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13063	RE-ROOF	5,700	08/01/2012
3871	H/AC	2,097	07/19/1991
4373	NEW CONSTR	4,772	06/24/1991
7271	NEW CONSTR	43,691	05/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0284/0692	2/01/1979	WD	Q	I		7,100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 E12 FOP=[YR=1993] E16 N4 W16 S4$ N4 E16 S4 E24 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	19.50	19.50	100	1992	1992	3	20	390	

LAND DESCRIPTION

TOTAL OB/XF 2,910

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	000100	C	SFR	100		RM	0.00	0.00	1.06	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,100							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 1.06 Total Land Value: 37,100 Market: 0 Agricultural: 0 Common: 37,100 PRINTED 08/02/2023 BY SYS