TRACT 32
IN OR 685/643
R 107581 & R 107582

RIDDLE CLIFFORD A
44078 CHARWOOD DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2755-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

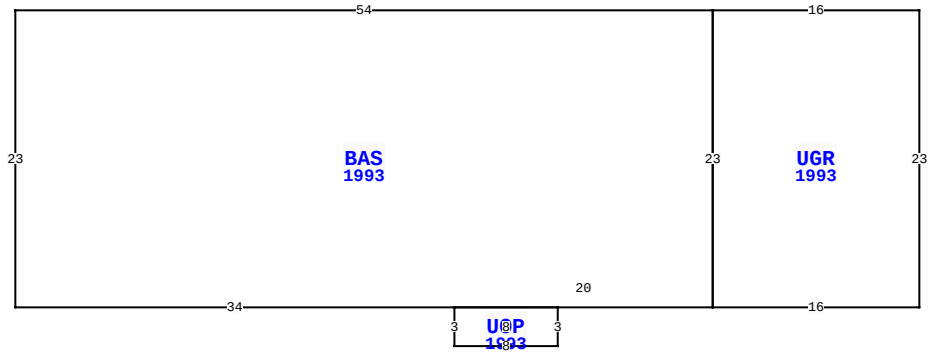
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	20,344
UGR	368	45	166	2,719
UOP	24	25	6	98
TOTALS	1,634		1,414	23,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,414	84.0000	54.60	77,204	1976	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1242 HX Base Yr



44078 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		23,161
TOTAL MARKET OB/XF VALUE		2,898
TOTAL LAND VALUE - MARKET		37,100
TOTAL MARKET VALUE		63,159
SOH/AGL Deduction		39,358
ASSESSED VALUE		23,801
TOTAL EXEMPTION VALUE	HX HB	23,801
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		63,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631786	CARPORT	12,053	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0685/0643	7/22/1993	WD	Q	I		39,000
GRANTOR: WILDES GWEN ANN						
GRANTEE: RIDDLE CLIFFORD A						
0371/0797	10/01/1982	WD	U	I		27,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W16 BAS=[YR=1993] W54 S23 E34 UOP=[YR=1993] S3E8 N3 W8$ E20 N23$ S23 E16 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
1	0940	SHEDS/PORT	0	100	18	21	378.00	SF	30.00	30.00	100	1980	1980	3	20	2,268	
2	0681	POLE SHED	0	100	10	21	210.00	SF	15.00	15.00	100	1982	1982	3	20	630	

LAND DESCRIPTION

TOTAL OB/XF 2,898

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		RM	0.00	0.00	1.06	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,100							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.06 Total Land Value: 37,100 Market: 0 Agricultural: 0 Common: 37,100 PRINTED 08/02/2023 BY SYS