LOTS 21 22 23 & 24
PINE KNOLL SUB PB 4/5

POLAND ALBERT C
54038 CHARLES ST
CALLAHAN, FL 32011

2023

04-1N-25-2800-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

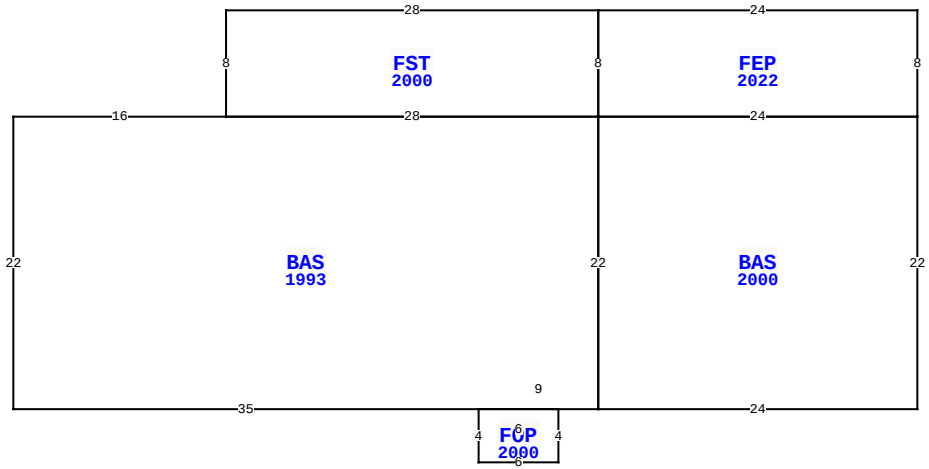
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100	968	98,495
BAS	528	100	528	53,724
FEP	192	80	154	15,670
FOP	24	30	7	712
FST	224	55	123	12,516
TOTALS	1,936		1,780	181,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,780	126.3900	114.07	203,045	1963	2000	0	0	0	10.80	89.20

1 SINGLE FAM – 100% - 2022 Heated Area: 1496 HX Base Yr 2022



54038 CHARLES ST, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		196,898
TOTAL MARKET OB/XF VALUE		10,722
TOTAL LAND VALUE - MARKET		49,350
TOTAL MARKET VALUE		256,970
SOH/AGL Deduction		12,197
ASSESSED VALUE		244,773
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		144,773
TOTAL JUST VALUE		256,970
NCON VALUE		27,876
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012865	GARAGE	21,758	08/22/2022
B996215	ADDITION	24,000	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/1965	11/16/2020	WD	Q	I	02	210,000
GRANTOR: FERGUSON HEATHE & ELI						
GRANTEE: POLAND ALBERT C						
1195/1471	12/16/2003	WD	U	I	07	100
GRANTOR: CONNER ALTON & BRENDA						
GRANTEE: FERGUSON HEATHER &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2022] W24 FST=[YR=2000] W28 S8 BAS=[YR=1993] W16 S22 E35 FOP=[YR=2000] S4 E6 N4 W6$ E9 BAS=[YR=2000] E24 N22 W24 S22$ N22 W28$ E28 N8$ S8 E24 N8$.

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
2	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2000	2000	3	29	6,090	
3	0811	CONCRETE B	0	100	0	0	685.00	SF	5.20	5.20	100	2000	2000	3	80	2,850	
4	0855	CONC PAVER	0	100	45	4	180.00	SF	10.00	10.00	100	2019	2019	3	99	1,782	

LAND DESCRIPTION

TOTAL OB/XF 10,722

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	0005	RM	300.00	205.00	1.41	AC		1.00	1.00	1.00	35,000.00	35,000.00	49,350							

REVIEW DATE 01/04/2023 BY KW Total Acres: 1.41 Total Land Value: 49,350 Market: 0 Agricultural: 0 Common: 49,350 PRINTED 08/02/2023 BY SYS

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PINE KNOLL SUB PB 4/5

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

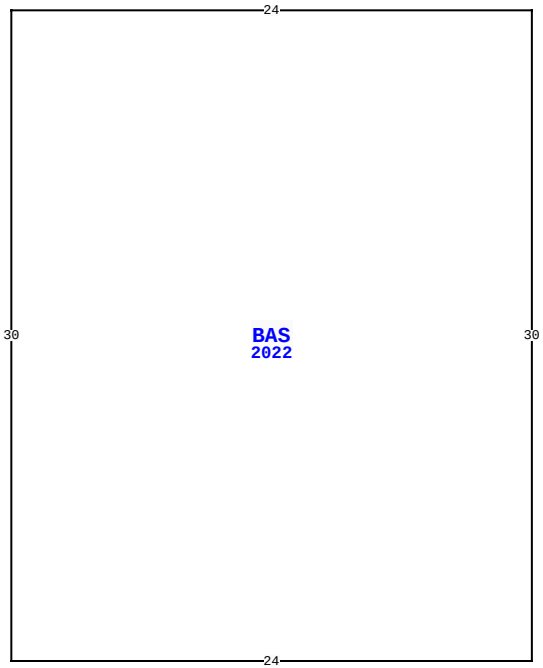
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	15,782
TOTALS	720		720	15,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	22.14	15,941	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 720 HX Base Yr 2022



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1195/1471	12/16/2003	WD	U	I	07	100
GRANTOR: CONNER ALTON & BRENDA						
GRANTEE: FERGUSON HEATHER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S30 E24 N30$.

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

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