LOT 28 & 29
PINE KNOLL SUB PB 4/5

HARTMAN GEORGE ALLEN SR & KATHRYN ANNE
54108 CHARLES ST
CALLAHAN, FL 32011

2023

04-1N-25-2800-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

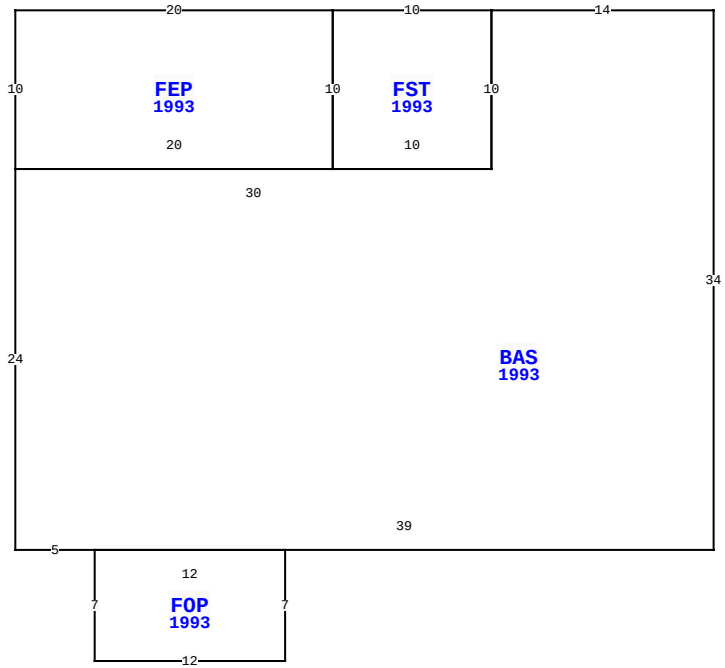
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1,196	100	1,196	79,929
FEP	200	80	160	10,693
FOP	84	30	25	1,671
FST	100	55	55	3,676
TOTALS	1,580		1,436	95,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,436	96.8000	87.36	125,449	1964	1975	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1196 HX Base Yr 2012



54108 CHARLES ST, 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		112,396
TOTAL MARKET OB/XF VALUE		22,195
TOTAL LAND VALUE - MARKET		24,850
TOTAL MARKET VALUE		159,441
SOH/AGL Deduction		63,132
ASSESSED VALUE		96,309
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,309
TOTAL JUST VALUE		159,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23464	SWIM POOL	500	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2511/0584	11/04/2021	QC	U	I	11	17,500
GRANTOR: HARTMAN GEORGE ALLEN						
GRANTEE: HARTMAN GEORGE ALLE						
1798/0524	6/18/2012	WD	U	I	30	100
GRANTOR: HARTMAN GEORGE ALLEN						
GRANTEE: HARTMAN GEORGE ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W10 FEP=[YR=1993] W20 S10 E20 N10 $ S10 E10 N10 $ S10 W30 S24 E5 FOP=[YR=1993] S7 E12 N7 W12 $ E39 N34$.

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	0812	CONCRETE C	0	100	0	0	1,300.00	SF	4.00	4.00	100	1980	1980	3	35	1,820	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100	2002	2002	3	21	393	
3	0810	CONCRETE A	0	100	0	0	439.00	SF	6.50	6.50	100	1995	1995	3	72	2,055	
4	0510	GARAGE WD-	0	100	26	20	520.00	SF	35.00	35.00	100	2015	2015	3	81	14,742	
5	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	2018	2018	3	98	3,185	

LAND DESCRIPTION

TOTAL OB/XF 22,195

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	75.00	205.00	0.71	AC		1.00	1.00	1.00	35,000.00	35,000.00	24,850							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 0.71 Total Land Value: 24,850 Market: 0 Agricultural: 0 Common: 24,850 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

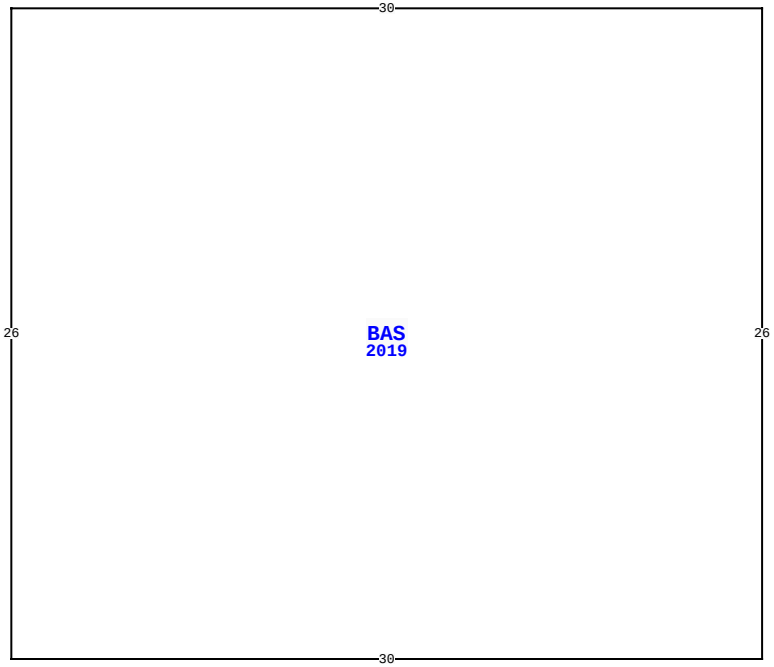
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	780	100	780	16,428
TOTALS	780		780	16,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	62.7000	21.94	17,113	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2012 Heated Area: 780 HX Base Yr 2012



54108 CHARLES ST, CALLAHAN

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NASSAU COUNTY PROPERTY

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1798/0524	6/18/2012	WD	U	I	30	100
GRANTOR: HARTMAN GEORGE ALLEN						
GRANTEE: HARTMAN GEORGE ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S26 E30 N26$.

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

REVIEW DATE 07/25/2022 BY KBA Total Acres: 0.71 Total Land Value: 24,850 Market: 0 Agricultural: 0 Common: 24,850 PRINTED 08/02/2023 BY SYS