LOT 1
POINT SOUTH #2 PB 4/82 & 83

BEVERLY PAMELA & DESSO ALLEN
54067 CHARLOTTE DR
CALLAHAN, FL 32011

2023

37-1N-25-299M-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

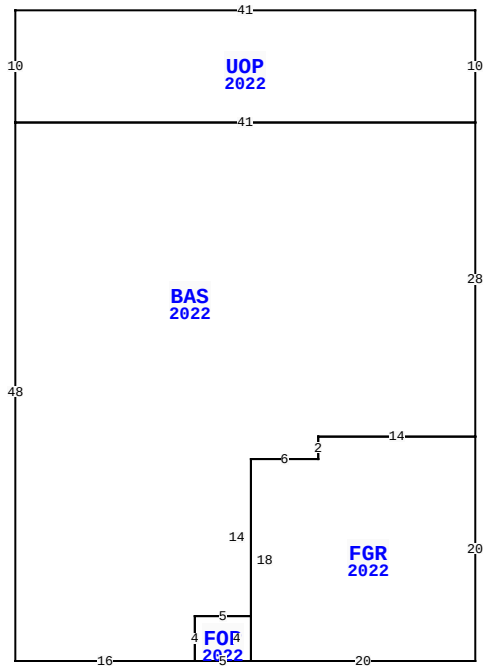
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	203,330
FGR	388	55	213	27,762
FOP	20	30	6	782
UOP	410	20	82	10,688
TOTALS	2,378		1,861	242,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,861	109.7600	130.34	242,563	2022	2022	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2023 Heated Area: 1560 HX Base Yr 2023



54067 CHARLOTTE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,563
TOTAL MARKET OB/XF VALUE		41,384
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		328,947
SOH/AGL Deduction		0
ASSESSED VALUE		328,947
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		278,947
TOTAL JUST VALUE		328,947
NCON VALUE		283,947
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011299	SWIM POOL	60,000	07/25/2022
22001144	CO ISSUED	0	05/24/2022
22001144	NEW CONSTR	255,699	01/20/2022
21002587	DEMOLITION	500	03/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2569/0498	6/08/2022	WD	Q	I	01	337,000
GRANTOR: GROGAN CHAD						
GRANTEE: BEVERLY PAMELA & DE						
2456/1648	4/23/2021	WD	Q	V	01	30,000
GRANTOR: BERRY DANIEL & KATHER						
GRANTEE: GROGAN CHAD						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] W41 S10 BAS=[YR=2022] S48 E16 FOP=[YR=2022] E5 FGR=[YR=2022] E20 N20 W14 S2 W6 S18$ N4 W5 S4$ N4 E5 N14 E6 N2 E14 N28 W41$ E41 N10$.

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	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	2022	2022	3	100	4,680	
2	0866	POOL FIBER	0	100	28	14	392.00	SF	72.00	72.00	100	2022	2022	3	100	28,224	
3	0855	CONC PAVER	0	100	95	4	380.00	SF	10.00	10.00	100	2022	2022	3	100	3,800	
4	0462	ST/AL FNC	0	100	102	0	408.00	SF	10.00	10.00	100	2022	2022	3	100	4,080	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 41,384

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/05/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS