

LOT 2
IN OR 2196/88
POINT SOUTH #2 PB 4/82 & 83

JOHNSON CODY L & RENEE M
54039 CHARLOTTE DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-299M-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 70
Interior Floo	11 CLAY TILE 30
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 02 Quality Level 02

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	1,107	100	1,107	128,724
BAS	336	100	336	39,071
BAS	96	100	96	11,163
BAS	256	100	256	29,768
FEP	200	80	160	18,605
FSP	140	40	56	6,512

TOTALS 2,135 2,011 233,844

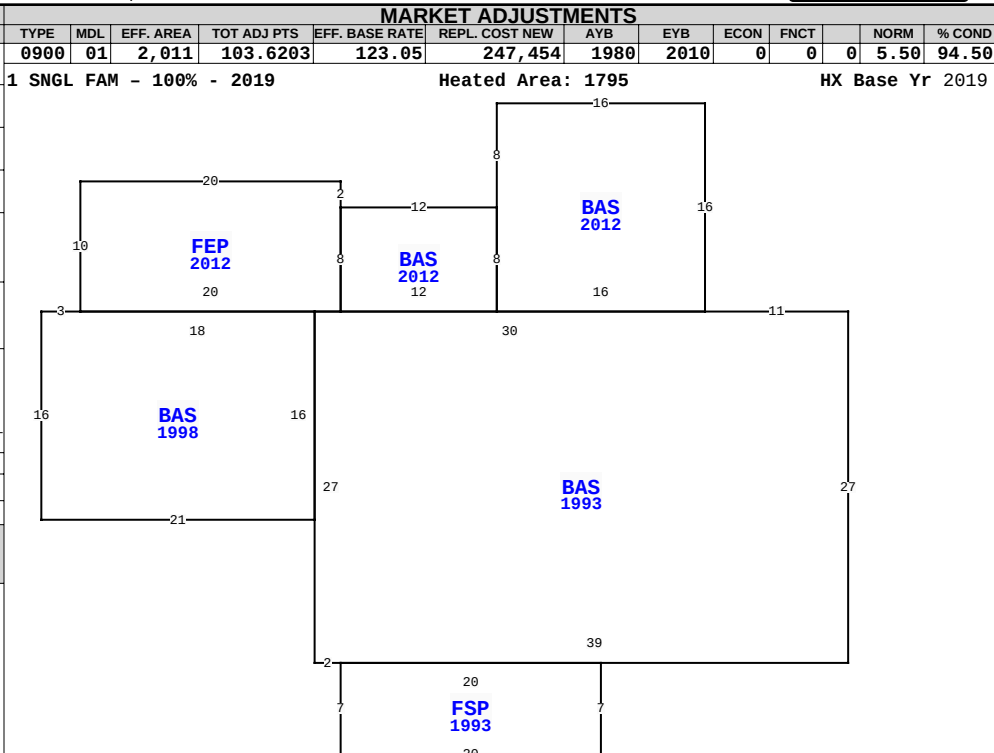
EXTRA FEATURES

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
1	0811	CONCRETE B	0 100	0	0	640.00	SF	5.20	5.20	100	1981	1981	3	38	1,265	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
3	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1985	1985	3	20	4,032	
4	0812	CONCRETE C	0 100	0	0	1,318.00	SF	4.00	4.00	100	1986	1986	3	52	2,741	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P
1	000100	C	SFR	100	000

REVIEW DATE 01/05/2023 BY KW



54039 CHARLOTTE DR, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 9,841

54039 CHARLOTTE DR, CALLAHAN					XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
640.00	SF	5.20	5.20	100	1981	1981	3	38	1,265		
1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803		
576.00	SF	35.00	35.00	100	1985	1985	3	20	4,032		
1,318.00	SF	4.00	4.00	100	1986	1986	3	52	2,741		

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
06	OR					OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00								

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NASSAU COUNTY PROPERTY PAGE 1 of 2 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		246,995
TOTAL MARKET OB/XF VALUE		9,841
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		301,836
SOH/AGL Deduction		136,386
ASSESSED VALUE		165,450
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,450
TOTAL JUST VALUE		301,836
NCON VALUE		13,151
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003274	GARAGE	37,125	03/01/2022
21013122	REPAIR/RRF	51,346	09/28/2021
8145	REPAIR/RRF	1,894	06/04/1992

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/0088	4/27/2018	WD	Q	I	01	180,000

GRANTOR: CLARY WILLIAM MARTIN

GRANTEE: JOHNSON CODY L & RE

1294/0511 2/09/2005 WD U I 05 59,900

GRANTOR: CITIFINANCIAL EQUITY

GRANTEE: CLARY WILLIAM MARTI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 BAS=[YR=2012] N16 W16 S8 BAS=[YR=2012] W12
FEP=[YR=2012] N2 W20 S10 BAS=[YR=1998] W3 S16 E21 N16 W18\$
E20 N8\$ S8 E12 N8\$ S8 E16\$ W30 S27 E2 FSP=[YR=1993] S7 E20 N7
W20\$ E39 N27\$.

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

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CALLAHAN, FL 32011

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25

MOD METAL 100

10

STEEL FRME 100

12

MODULAR MT 100

07

NONE 100

03

CONC FINSH 100

01

NONE 100

01

NONE 100

01

NONE 100

05

STEEL 100

1.

1. 100

00

NONE 100

06

Quality Level 06

0100

SINGLE FAMILY

08

MKT AREA

8026.00

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

600

100

600

13,151

BLD DATE

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