TRACT 17
R673013 & R673014
CHARWOOD ESTATES PB 4/65

CROWELL CARREY S & NICOLA A
44121 CHARWOOD DR
CALLAHAN, FL 32011

2024

04-1N-25-2755-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	05	Quality Level 05

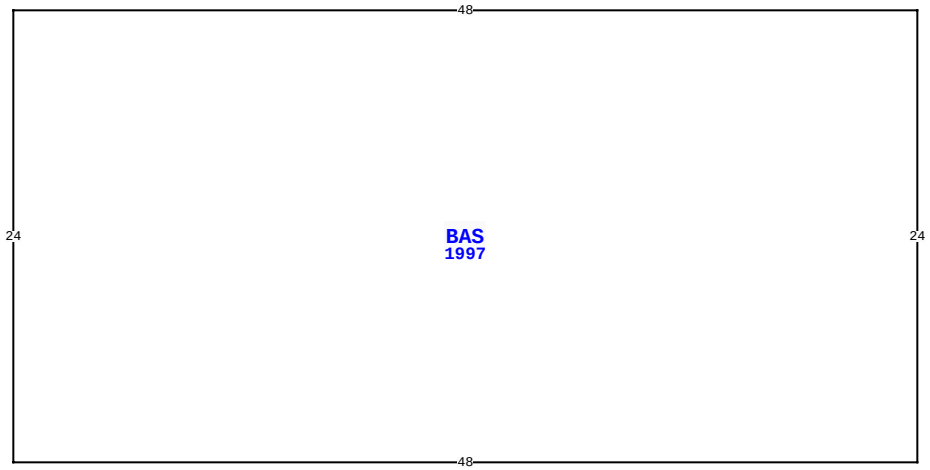
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	72,908
TOTALS	1,152		1,152	72,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	140.6400	105.48	121,513	1997	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2016 Heated Area: 1152 HX Base Yr



44121 CHARWOOD 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		72,908
TOTAL MARKET OB/XF VALUE		651
TOTAL LAND VALUE - MARKET		37,100
TOTAL MARKET VALUE		110,659
SOH/AGL Deduction		0
ASSESSED VALUE		110,659
TOTAL EXEMPTION VALUE	13	110,659
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		110,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008559	REPAIR/RRF	7,800	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1103	7/02/2020	QC	U	I	11	38,000
GRANTOR: CROWELL CARREY STEVEN						
GRANTEE: CROWELL CARREY S &						
1977/0603	3/04/2015	WD	Q	I	01	83,000
GRANTOR: LOCHRIDGE DIANNA D ET						
GRANTEE: CROWELL CARREY STEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 S24 E48 N24$.

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	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1997	1997	3	20	256	
2	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1997	1997	3	20	192	
3	0810	CONCRETE A	0	100	8	12	96.00	SF	6.50	6.50	100	1980	1980	3	32.5	203	

LAND DESCRIPTION

TOTAL OB/XF 651

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 03/01/2021 BY KBA Total Acres: 1.06 Total Land Value: 37,100 Market: 0 Agricultural: 0 Common: 37,100 PRINTED 08/06/2024 BY SYS