E1/2 OF LOT 19
CHARWOOD ESTATES PB 4/65

HALE TONY L & CHERYL
44257 CHARWOOD DRIVE
CALLAHAN, FL 32011

2024

04-1N-25-2755-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	04	Quality Level 04

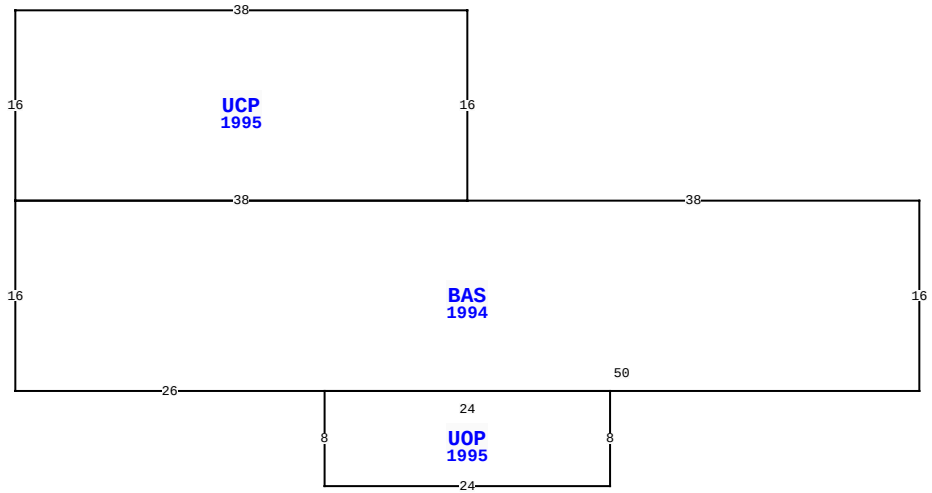
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	68,538
UCP	608	20	122	6,876
UOP	192	25	48	2,705
TOTALS	2,016		1,386	78,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,386	134.2000	100.65	139,501	1994	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2023 Heated Area: 1216 HX Base Yr 2023



44257 CHARWOOD DR, 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		78,121
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,350
TOTAL MARKET VALUE		106,471
SOH/AGL Deduction		16,777
ASSESSED VALUE		89,694
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,694
TOTAL JUST VALUE		106,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952190	CARPORT	5,440	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2533/0869	1/14/2022	WD	Q	I	01	140,000
GRANTOR: STORZ KENNETH W & JAN						
GRANTEE: HALE TONY L & CHERY						
2341/0031	2/21/2020	WD	Q	I	01	75,000
GRANTOR: VANZANT CATHERINE J						
GRANTEE: STORZ KENNETH W & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W38 UCP=[YR=1995] N16 W38 S16 E38 $ W38 S16 E26
UOP=[YR=1995] S8 E24 N8 W24 $ E50 N16 $.

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
1	000102	C	SFR/MH	100	0006	RM	0.00	0.00	0.54	AC		1.00	1.00	1.50	35,000.00	52,500.00	28,350							

REVIEW DATE 03/01/2021 BY KBA Total Acres: 0.54 Total Land Value: 28,350 Market: 0 Agricultural: 0 Common: 28,350 PRINTED 08/06/2024 BY SYS