



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	3 100		
Bathrooms		2 100		
Frame		WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
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	1,512	100	1,512	111,907
FSP	96	60	58	4,293
TOTALS	1,608		1,570	116,200

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,570	149.5200	112.14	176,060	1994	2010	0	0	0 34.00	66.00
1 M/H 94+ - 100% - 2023 Heated Area: 1512 HX Base Yr											
BAS 1994 FSP 2022											
44227 CHARWOOD DR, CALLAHAN											
			BLD DATE				LGL DATE				
			XF DATE				LAND DATE				
			INC DATE				AG DATE				

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										116,200		
TOTAL MARKET OB/XF VALUE										9,360		
TOTAL LAND VALUE - MARKET										27,825		
TOTAL MARKET VALUE										153,385		
SOH/AGL Deduction										0		
ASSESSED VALUE										153,385		
TOTAL EXEMPTION VALUE					13					153,385		
BASE TAXABLE VALUE										0		
TOTAL JUST VALUE										153,385		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										149,244		
BLDG:1:5: 1994 MERI (1995)												
BLDG:1:4: RP: 583787 & 583788												
BLDG:1:2: DW/MH/ID FLHMLCP71711648B(A)												
PERMIT NUM		DESCRIPTION					AMT		ISSUED			
B230402		REMODEL					23,379		01/11/2023			
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	J I	V I	RSN CD	SALE PRICE			
2582/0292		7/29/2022		WD	Q	Q	I	02	205,000			
GRANTOR:HAWK ROGER E & SHIRLE												
GRANTEE:ERICKSON STEPHEN AL												
0713/1091		9/07/1994		WD	Q	Q	V		13,500			
GRANTOR:JEFFRIES LINDA K												
GRANTEE:HAWK ROGER E & SHIR												
BUILDING NOTES												