

TRACT 26
IN OR 350 PG 62
2007 HRT0 DW/MH

HALL GORDON E & CARMEN P
44266 CHARWOOD DRIVE
CALLAHAN, FL 32011

2024

04-1N-25-2755-0026-0000



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	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	107,590
TOTALS	2,040		2,040	107,590

EXTRA FEATURES	
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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	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	1982	1982	3	38	193	
2	0812	CONCRETE C	0 100	141	15	2,115.00	SF	4.00	4.00	100	1982	1982	3	38	3,215	
3	0811	CONCRETE B	0 100	35	15	525.00	SF	5.20	5.20	100	1982	1982	3	38	1,037	
4	0811	CONCRETE B	0 100	30	17	510.00	SF	5.20	5.20	100	1982	1982	3	38	1,008	
5	0510	GARAGE WD-	0 100	32	24	768.00	SF	23.45	23.45	100	1985	1985	3	20	3,602	
6	0510	GARAGE WD-	0 100	32	24	768.00	SF	35.00	35.00	100	1989	1989	3	20	5,376	
7	0756	FEP	0 100	16	18	288.00	SF	27.00	27.00	100	1977	1977	3	20	1,555	
8	0752	USP	0 100	43	12	516.00	SF	15.00	15.00	100	1977	1977	3	20	1,548	
9	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	

LAND DESCRIPTION			TOTAL OB/XF 20,719													
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
1	000102	C	SFR/MH	100	0006	RM	0.00	0.00	1.10	AC		1.00	1.00	1.00	35,000.00	35,000.00

REVIEW DATE	01/31/2020	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,040	117.2000	87.90	179,316	2007	2007	0	0	0 40.00	60.00
1 M/H 94+ - 100% - 0				Heated Area: 2040				HX Base Yr			
68 30 BAS 2009 30 68											

44266 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				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				107,590	
TOTAL MARKET OB/XF VALUE				20,719	
TOTAL LAND VALUE - MARKET				38,500	
TOTAL MARKET VALUE				166,809	
SOH/AGL Deduction				64,073	
ASSESSED VALUE				102,736	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				52,736	
TOTAL JUST VALUE				166,809	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				163,448	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5178	CO ISSUED	0	05/06/2009
MH5178	MH MOVE-ON	0	04/01/2009
M14452	MECH OTHER	0	04/01/2009
P13712	OTHER	0	04/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0317/0157	7/01/1980	WD	Q	V	
GRANTOR:					SALE PRICE
GRANTEE:					7,400
GRANTOR:					
GRANTEE:					
0285/0359	2/01/1979	WD	Q	V	
GRANTOR:					7,900
GRANTEE:					

BUILDING NOTES	
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BUILDING DIMENSIONS	
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BAS=[YR=2009] W68 S30 E68 N30\$.	
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Total Acres: 1.10	Total Land Value: 38,500	Market: 0	Agricultural: 0	Common: 38,500	PRINTED 08/06/2024 BY SYS
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