TRACT 31
IN OR 327 PG 257
R672763 & R672764

KRAMER KAREN
44112 CHARWOOD DRIVE
CALLAHAN, FL 32011

2024

04-1N-25-2755-0031-0000

NASSAU COUNTY PROPERTY

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
Quality	03	Quality Level 03

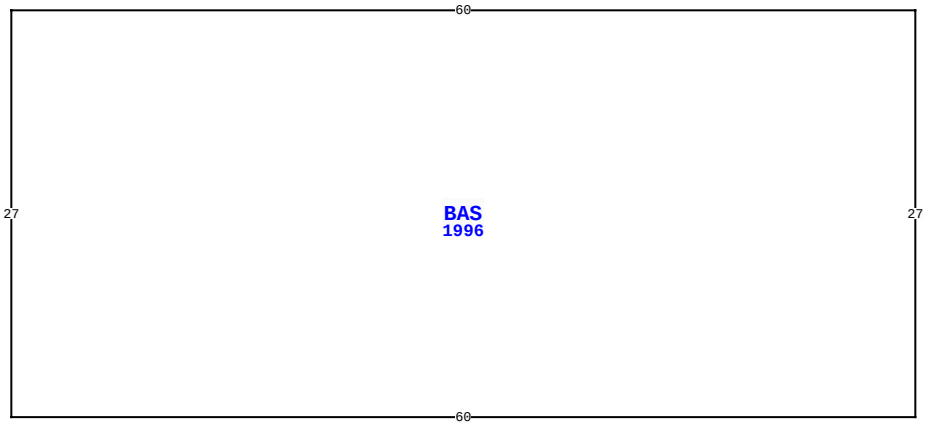
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	49,839
TOTALS	1,620		1,620	49,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	87.90	142,398	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 0 Heated Area: 1620 HX Base Yr



44112 CHARWOOD DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		49,839
TOTAL MARKET OB/XF VALUE		8,701
TOTAL LAND VALUE - MARKET		37,100
TOTAL MARKET VALUE		95,640
SOH/AGL Deduction		38,586
ASSESSED VALUE		57,054
TOTAL EXEMPTION VALUE	HX HB WX	37,054
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		95,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU	MH MOVE-ON	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0327/0257	12/01/1980	WD	Q	V		6,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E60 N27$.

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	0812	CONCRETE C	0	100	0	0	2,804.00	SF	4.00	4.00	100	1986	1986	3	49.5	5,552	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
3	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1998	1998	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 8,701

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 07/25/2022 BY KBA Total Acres: 1.06 Total Land Value: 37,100 Market: 0 Agricultural: 0 Common: 37,100 PRINTED 08/06/2024 BY SYS