

TRACT 32
IN OR 685/643
R 107581 & R 107582

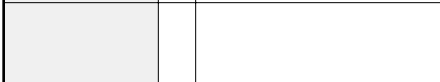
RIDDLE CLIFFORD A
44078 CHARWOOD DRIVE
CALLAHAN, FL 32011

2024

04-1N-25-2755-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100



Quality	02	Quality Level 02
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	1,242	100	1,242	21,909
UGR	368	45	166	2,928
UOP	24	25	6	106
TOTALS	1,634		1,414	24,943

EXTRA FEATURES														
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
1	0940	SHEDS/PORT	0 100	18	21	378.00	SF	30.00	30.00	100	1980	1980	3	20
2	0681	POLE SHED	0 100	10	21	210.00	SF	15.00	15.00	100	1982	1982	3	20

LAND DESCRIPTION														
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
1	000102	C	SFR/MH	100		RM	0.00	0.00	1.06	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0820	02	1,414	84.0000	58.80	83,143	1976	1981	0	0	0	70.00	30.00		
1 M/H 93- - 100% - 0 Heated Area: 1242 HX Base Yr														
44078 CHARWOOD DR, CALLAHAN														
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE														

TOTAL OB/XF														
2,898														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		24,943	
TOTAL MARKET OB/XF VALUE		2,898	
TOTAL LAND VALUE - MARKET		37,100	
TOTAL MARKET VALUE		64,941	
SOH/AGL Deduction		40,426	
ASSESSED VALUE		24,515	
TOTAL EXEMPTION VALUE		24,515	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		64,941	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		63,159	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631786	CARPORT	12,053	02/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0685/0643	7/22/1993	WD	Q	I		39,000	
GRANTOR: WILDES GWEN ANN							
GRANTEE: RIDDLE CLIFFORD A							
0371/0797	10/01/1982	WD	U	I		27,800	
GRANTOR:							
GRANTEE:							

BUILDING NOTES														
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BUILDING DIMENSIONS														
UGR=[YR=1993] W16 BAS=[YR=1993] W54 S23 E34 UOP=[YR=1993] S3E8 N3 W8\$ E20 N23\$ S23 E16 N23\$.														