PT GOVT LOT 1 OF SEC 26-3N-24E
IN OR 728/358 & ESMT IN
OR 813/409

WESTMORELAND R DAVID & ROBIN B
36150 CHARIS WAY
CALLAHAN, FL 32011

2024

26-3N-24-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

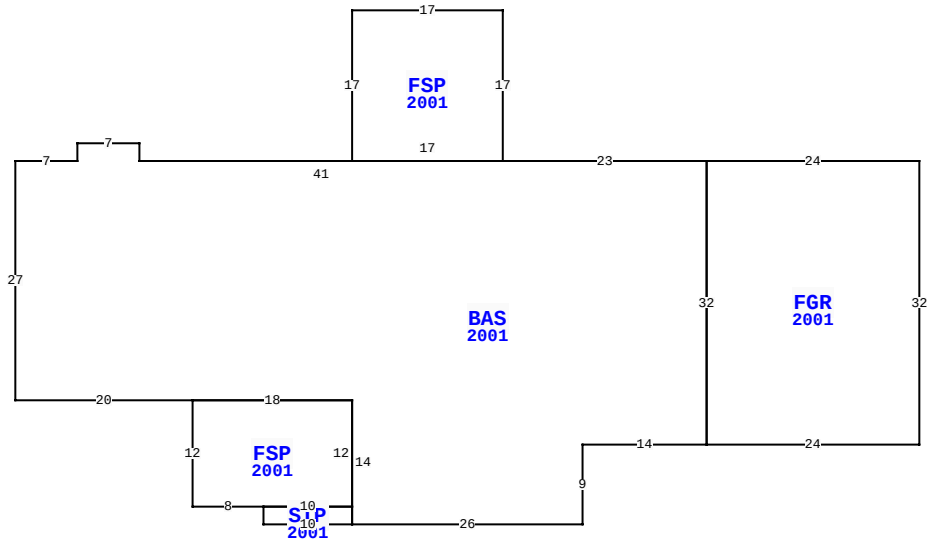
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,554	100	2,554	213,174
FGR	768	55	422	35,223
FSP	216	40	86	7,178
FSP	289	40	116	9,682
STP	20	10	2	167
TOTALS	3,847		3,180	265,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,180	98.4400	93.52	297,394	2001	2001	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2002 Heated Area: 2554 HX Base Yr 2002



36150 CHARIS WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,424
TOTAL MARKET OB/XF VALUE		12,976
TOTAL LAND VALUE - MARKET		65,400
TOTAL MARKET VALUE		343,800
SOH/AGL Deduction		146,714
ASSESSED VALUE		197,086
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,086
TOTAL JUST VALUE		343,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108418	FOUNDATION	2,000	06/01/2001
MH013530	MH MOVE-ON	0	06/01/2001
B974180	NEW CONSTR	108,629	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0728/0358	4/24/1995	WD	U	V	01	100
GRANTOR: NICHOLAS DAVID & CONN						
GRANTEE: WESTMORELAND R DAVI						
0723/0910	2/07/1995	WD	U	V	08	800
GRANTOR: GOODBREAD JUTTA B						
GRANTEE: NICHOLAS DAVID & CO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W24 BAS=[YR=2001] W23 FSP=[YR=2001] N17 W17 S17 E17 $ W41 N2 W7 S2 W7 S27 E20 FSP=[YR=2001] S12 E8 STP=[YR=2001] S2 E10 N2 W10 $ E10 N12 W18 $ E18 S14 E26 N9 E14 N32 $ S32 E24 N32 $.

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	0811	CONCRETE B	0	100	30	25	750.00	SF	5.20	5.20	100	2001	2001	3	80	3,120	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	2001	2001	3	20	426	
3	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	2001	2001	3	29	232	
4	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
5	0811	CONCRETE B	0	100	30	25	750.00	SF	5.20	5.20	100	2002	2002	3	82	3,198	

LAND DESCRIPTION

TOTAL OB/XF 12,976

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	65,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.18 Total Land Value: 65,400 Market: 0 Agricultural: 0 Common: 65,400 PRINTED 08/06/2024 BY SYS