LOT 2
IN OR 2196/88
POINT SOUTH #2 PB 4/82 & 83

JOHNSON CODY L & RENEE M
54039 CHARLOTTE DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-299M-0002-0000

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

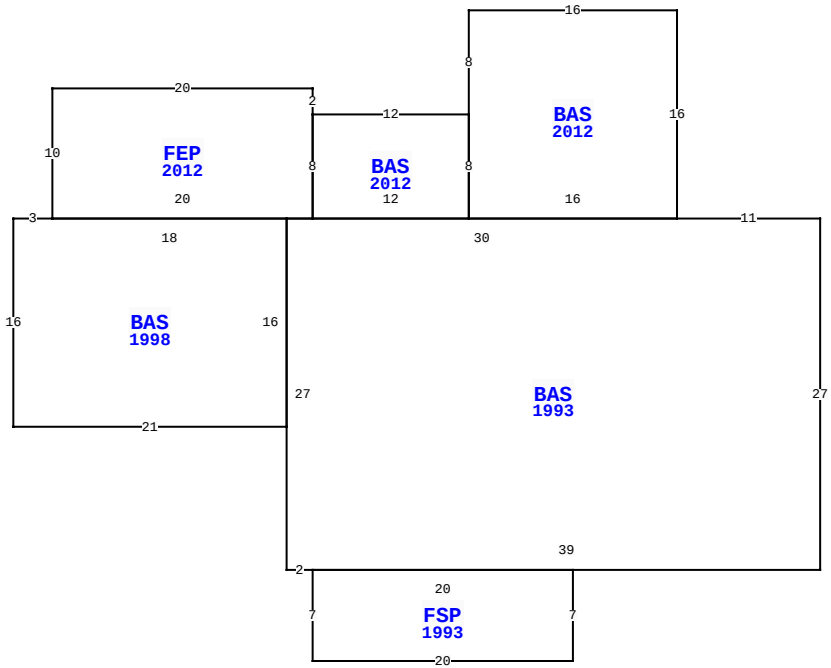
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,107	100	1,107	134,787
BAS	336	100	336	40,911
BAS	96	100	96	11,689
BAS	256	100	256	31,170
FEP	200	80	160	19,482
FSP	140	40	56	6,819
TOTALS	2,135		2,011	244,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,011	103.6203	129.53	260,485	1980	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2019 Heated Area: 1795 HX Base Yr 2019



54039 CHARLOTTE DR, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		258,007
TOTAL MARKET OB/XF VALUE		9,522
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		312,529
SOH/AGL Deduction		142,115
ASSESSED VALUE		170,414
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,414
TOTAL JUST VALUE		312,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003274	GARAGE	37,125	03/01/2022
21013122	REPAIR/RRF	51,346	09/28/2021
8145	REPAIR/RRF	1,894	06/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/0088	4/27/2018	WD	Q	I	01	180,000
GRANTOR: CLARY WILLIAM MARTIN						
GRANTEE: JOHNSON CODY L & RE						
1294/0511	2/09/2005	WD	U	I	05	59,900
GRANTOR: CITIFINANCIAL EQUITY						
GRANTEE: CLARY WILLIAM MARTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 BAS=[YR=2012] N16 W16 S8 BAS=[YR=2012] W12 FEP=[YR=2012] N2 W20 S10 BAS=[YR=1998] W3 S16 E21 N16 W18$ E20 N8$ S8 E12 N8$ S8 E16$ W30 S27 E2 FSP=[YR=1993] S7 E20 N7 W20$ E39 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	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	1981	1981	3	35	1,165	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1985	1985	3	20	4,032	
4	0812	CONCRETE C	0	100	0	0	1,318.00	SF	4.00	4.00	100	1986	1986	3	49.5	2,610	

LAND DESCRIPTION

TOTAL OB/XF 9,522

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/05/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

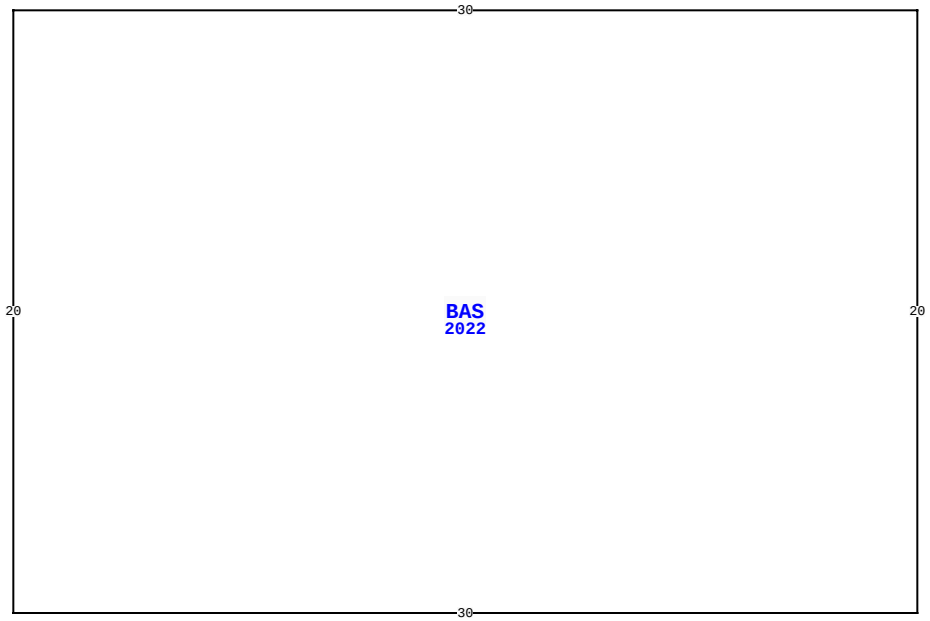
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	13,151
TOTALS	600		600	13,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	22.14	13,284	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2019 Heated Area: 600 HX Base Yr 2019



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TOTAL JUST VALUE		312,529
NCON VALUE		0
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PREVIOUS YEAR MKT VALUE		301,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/0088	4/27/2018	WD	Q	I	01	180,000
GRANTOR: CLARY WILLIAM MARTIN						
GRANTEE: JOHNSON CODY L & RE						
1294/0511	2/09/2005	WD	U	I	05	59,900
GRANTOR: CITIFINANCIAL EQUITY						
GRANTEE: CLARY WILLIAM MARTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S20 E30 N20$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS