TRACT 15
IN OR 264 PG 282
CHARWOOD ESTATES PB 4/65

WILLIAMS DOROTHY B
44009 CHARWOOD DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2755-0015-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

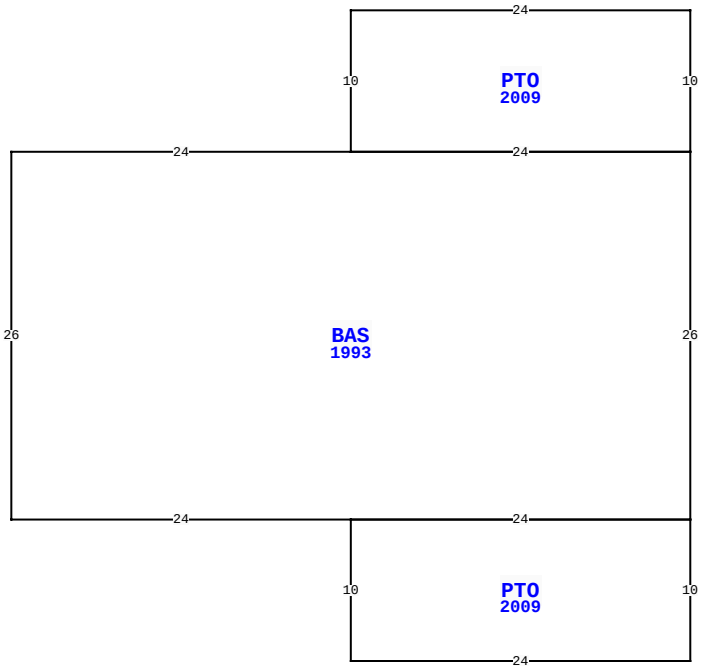
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	112,545
PTO	240	5	2009	12	1,082
PTO	240	5	2009	12	1,082
TOTALS	1,728			1,272	114,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,272	107.9988	108.00	137,376	1978	1987	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1248 HX Base Yr 1980



44009 CHARWOOD DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		114,709
TOTAL MARKET OB/XF VALUE		1,848
TOTAL LAND VALUE - MARKET		51,300
TOTAL MARKET VALUE		167,857
SOH/AGL Deduction		100,426
ASSESSED VALUE		67,431
TOTAL EXEMPTION VALUE	HX HB	42,431
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		167,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0242/0280	6/01/1977	WD	U	V		7,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W24 S10 BAS=[YR=1993] W24 S26 E24
PTO=[YR=2009] S10 E24 N10 W24$ E24 N26 W24$ E24 N10$.

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	0680	POLE SHED	0	100	0	0	240.00	SF	10.00	10.00	100	1980	1980	3	20	480	
2	0681	POLE SHED	0	100	24	19	456.00	SF	15.00	15.00	100	1987	1987	3	20	1,368	

LAND DESCRIPTION

TOTAL OB/XF 1,848

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	RES	100	0006	RM	0.00	0.00	1.14	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,300							

REVIEW DATE 05/14/2021 BY KBA Total Acres: 1.14 Total Land Value: 51,300 Market: 0 Agricultural: 0 Common: 51,300 PRINTED 07/30/2025 BY SYS