TRACT 16
IN OR 1964/1956
2008 DEST SW/MH

BUZZARD JAMES H JR/BUZZARD HELEN BARNETT ET AL
44051 CHARWOOD DR
CALLAHAN, FL 32011

2025

04-1N-25-2755-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

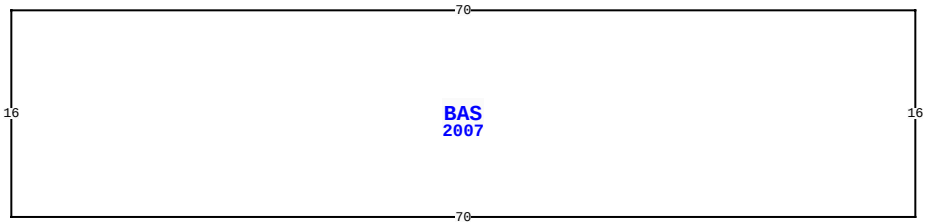
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2007	1,120	68,026
TOTALS	1,120			1,120	68,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,120	123.2000	104.72	117,286	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2016 Heated Area: 1120 HX Base Yr 2016



44051 CHARWOOD DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		68,026
TOTAL MARKET OB/XF VALUE		3,746
TOTAL LAND VALUE - MARKET		47,700
TOTAL MARKET VALUE		119,472
SOH/AGL Deduction		55,549
ASSESSED VALUE		63,923
TOTAL EXEMPTION VALUE	HX HB	38,923
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5024	CO ISSUED	0	12/01/2007
MH5024	MH MOVE-ON	0	12/01/2007
E20340	ELEC OTHER	0	12/01/2007
M13523	MECH OTHER	0	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1964/1956	2/20/2015	QC	U	I	11	100
GRANTOR: BUZZARD HELEN D						
GRANTEE: BUZZARD JAMES H JR						
0529/0297	10/20/1987	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W70 S16 E70 N16$.

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	0810	CONCRETE A	0	100	20	6	120.00	SF	6.50	6.50	100	1980	1980	3	30	234	
2	0510	GARAGE WD-	0	100	23	16	368.00	SF	35.00	35.00	100	1985	1985	3	20	2,576	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	19.50	19.50	100	1987	1987	3	20	312	
4	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	1987	1987	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 3,746

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	1.06	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,700							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.06 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 07/30/2025 BY SYS