

CROWELL CARREY S & NICOLA A
44121 CHARWOOD DR
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD								TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT				NORM		% COND					
Exterior Wall		30		VINYL 100						0800		02		1,152		140.6400		119.54		137,710		1997		2007		0		0		0		42.00		58.00					
Roof Structur		03		GABLE/HIP 100						1		M/H 94+ - 100% - 2016						Heated Area: 1152						HX Base Yr															
Roof Cover		03		COMP SHNGL 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		05		Quality Level 05																																			
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		1,152		100		1997		1,152		79,872																													
TOTALS		1,152						1,152		79,872																													
EXTRA FEATURES										44121 CHARWOOD DR, CALLAHAN										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
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									
1		1242		WD DECK A		0 100		8 16		128.00		SF		10.00		10.00		100		1997		1997		3		20		256											
2		1242		WD DECK A		0 100		8 12		96.00		SF		10.00		10.00		100		1997		1997		3		20		192											
3		0810		CONCRETE A		0 100		8 12		96.00		SF		6.50		6.50		100		1980		1980		3		30		187											
4		0940		SHEDS/PORT		0 0		36 12		432.00		SF		30.00		30.00		100		2024		2015				65		8,424											
5		0351		CARPORT MT		0 0		20 20		400.00		SF		10.00		10.00		100		2024		2015				65		2,600											