W1/2 OF LOT 19
CHARWOOD ESTATES PB 4/65

ERICKSON STEPHEN A & KATHLEEN
44227 CHARWOOD DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2755-0019-0020

BUILDING CHARACTERISTICS

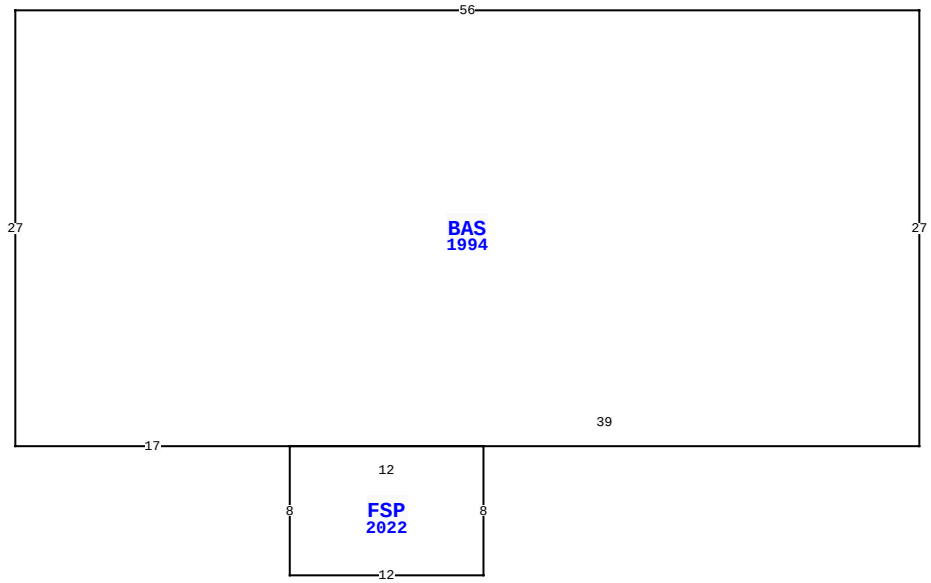
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,512	100	1994	1,512	122,982
FSP	96	60	2022	58	4,717
TOTALS	1,608			1,570	127,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,570	149.5200	127.09	199,531	1994	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2023 Heated Area: 1512 HX Base Yr



44227 CHARWOOD DR, CALLAHAN

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0811	CONCRETE B	0	100	27	26	702.00	SF	5.20	5.20	100	2001	2001	3	79	2,884	
3	0351	CARPORT MT	0	100	27	20	540.00	SF	10.00	10.00	100	2015	2015	3	65	3,510	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		127,700
TOTAL MARKET OB/XF VALUE		8,984
TOTAL LAND VALUE - MARKET		35,775
TOTAL MARKET VALUE		172,459
SOH/AGL Deduction		14,626
ASSESSED VALUE		157,833
TOTAL EXEMPTION VALUE	13	157,833
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		172,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230402	REMODEL	23,379	01/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0292	7/29/2022	WD	Q	I	02	205,000
GRANTOR: HAWK ROGER E & SHIRLE						
GRANTEE: ERICKSON STEPHEN AL						
0713/1091	9/07/1994	WD	Q	V		13,500
GRANTOR: JEFFRIES LINDA K						
GRANTEE: HAWK ROGER E & SHIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W56 S27 E17 FSP=[YR=2022] S8 E12 N8 W12$ E39 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,984

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	0.53	AC		1.00	1.00	1.50	45,000.00	67,500.00	35,775							

REVIEW DATE 07/24/2023 BY KWX Total Acres: 0.53 Total Land Value: 35,775 Market: 0 Agricultural: 0 Common: 35,775 PRINTED 07/30/2025 BY SYS