TRACT 20
IN OR 941/1464
CHARWOOD ESTATES PB 4/65

OBRIEN ROBERTA L &/MILLER BRIAN K
44303 CHARWOOD DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2755-0020-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

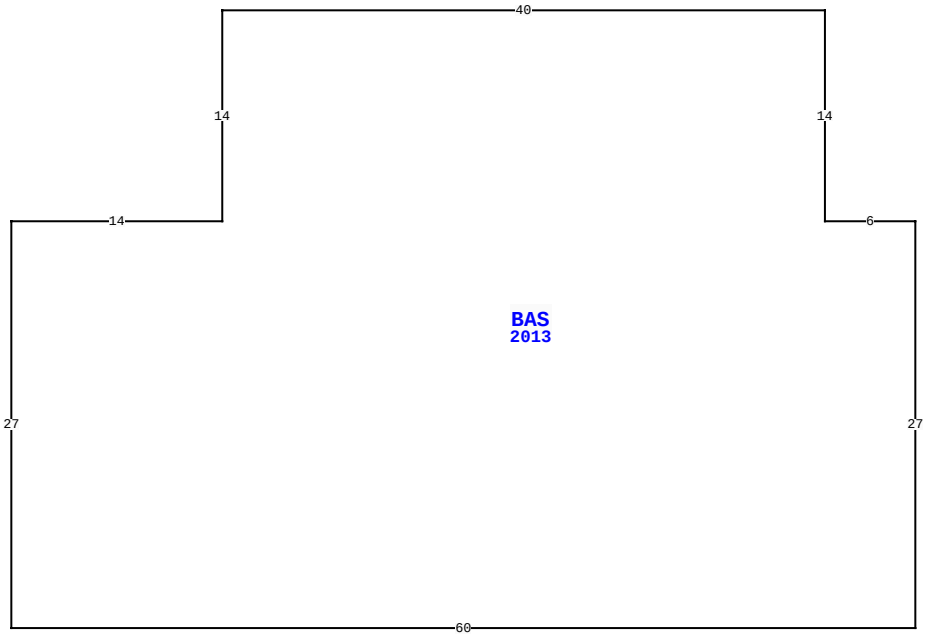
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2013	2,180	84,405
TOTALS	2,180			2,180	84,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,180	151.8400	129.06	281,351	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2022 Heated Area: 2180 HX Base Yr 2022



44303 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		84,405
TOTAL MARKET OB/XF VALUE		9,234
TOTAL LAND VALUE - MARKET		51,300
TOTAL MARKET VALUE		144,939
SOH/AGL Deduction		49,919
ASSESSED VALUE		95,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,298
TOTAL JUST VALUE		144,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003261	MH MOVE-ON	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0941/1464	7/20/2000	TD	Q	I	05	28,000
GRANTOR: ROTHSTEIN SIMON D TRU						
GRANTEE: O'BRIEN ROBERT & BR						
0938/0320	6/27/2000	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: ROTHSTEIN SIMON D T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W6 N14 W40 S14 W14 S27 E60 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	1,852.00	SF	5.20	5.20	100	2005	2005	3	84	8,090	
2	0351	CARPORT MT	0	100	26	20	520.00	SF	10.00	10.00	100	2005	2005	3	22	1,144	

LAND DESCRIPTION

TOTAL OB/XF 9,234

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 05/10/2024 BY TWA Total Acres: 1.14 Total Land Value: 51,300 Market: 0 Agricultural: 0 Common: 51,300 PRINTED 07/30/2025 BY SYS