TRACT 21
CHARWOOD ESTATES PB 4/65

MACABITAS CALEB A/HOLLOWAY DUSTIN R
44269 DUSTY ROAD
CALLAHAN, FL 32011

2025

04-1N-25-2755-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

44361 CHARWOOD DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	65,992
TOTAL MARKET VALUE	67,692
SOH/AGL Deduction	28,653
ASSESSED VALUE	39,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,039
TOTAL JUST VALUE	67,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009456	1977 DEMO OF MOBI	6,000	08/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2780/1451	4/11/2025	WD	Q	I	01	80,000
GRANTOR: CLARK DON F AS PLENAR						
GRANTEE: MACABITAS CALEB A						
1797/1666	6/04/2012	WD	Q	I	01	40,000
GRANTOR: CHESTER ELLISON JAMES						
GRANTEE: ROWELL AVERY L & DO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1,090.00	SF	5.20	5.20	100	1980	1980	3	30	1,700	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0		CN	0.00	0.00	43,995.00	SF		1.00	1.00	1.00	1.50	1.50	65,992							

REVIEW DATE 12/10/2024 BY TW Total Acres: 0.00 Total Land Value: 65,992 Market: 0 Agricultural: 0 Common: 65,992 PRINTED 07/30/2025 BY SYS