TRACT 25
IN OR 781 PG 163
CHARWOOD ESTATES PB 4/65

ALLRED CHARLENE L MULLIS
44288 CHARWOOD DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2755-0025-0000

BUILDING CHARACTERISTICS

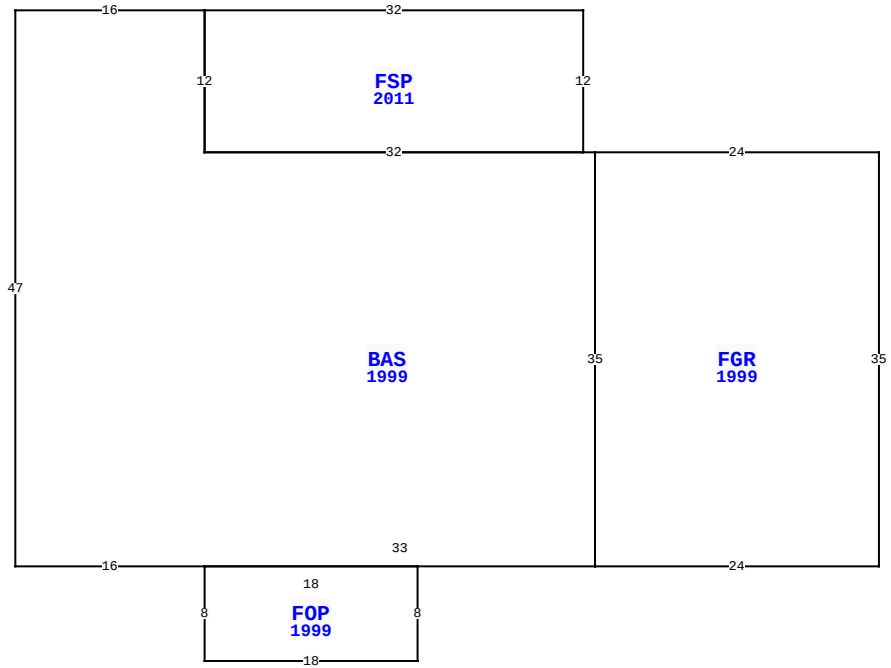
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,907	100	1999	1,907	207,051
FGR	840	55	1999	462	50,161
FOP	144	30	1999	43	4,669
FSP	384	40	2011	154	16,720
TOTALS	3,275			2,566	278,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,566	101.2320	133.63	342,895	1999	1999	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2000 Heated Area: 1907 HX Base Yr 2000



44288 CHARWOOD DR, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		278,602
TOTAL MARKET OB/XF VALUE		15,228
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		343,330
SOH/AGL Deduction		184,941
ASSESSED VALUE		158,389
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,667
TOTAL JUST VALUE		343,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985212	NEW CONSTR	106,738	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/0163	12/31/1996	QC	Q	I	06	100
GRANTOR: HALL CORNELIUS R & MI						
GRANTEE: MULLIS CHARLENE L						
0642/0290	11/26/1991	WD	U	I		15,800
GRANTOR: ALLEN LYNN & LOIS						
GRANTEE: HALL CORNELIUS & M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W24 BAS=[YR=1999] W1 FSP=[YR=2011] N12 W32 S12 E32$ W32 N12 W16 S47 E16 FOP=[YR=1999] S8 E18 N8 W18$ E33 N35$ S35 E24 N35$.

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	0351	CARPORT MT	0	100	31	14	434.00	SF	10.00	10.00	100	2000	2000	3	20	868	
2	0812	CONCRETE C	0	100	0	0	3,435.00	SF	4.00	4.00	100	2000	2000	3	77	10,580	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2000	2000	3	27	3,780	

LAND DESCRIPTION

TOTAL OB/XF 15,228

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		RM	0.00	0.00	1.10	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,500							

REVIEW DATE 07/25/2022 BY KB Total Acres: 1.10 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS