

**HALL GORDON E & CARMEN P**  
44266 CHARWOOD DRIVE  
CALLAHAN, FL 32011

**04-1N-25-2755-0026-0000**

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall03

VINYL 100

Roof Structure03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floor14

CARPET 80

Interior Floor08

SHT VINYL 20

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame02

WOOD FRAME 100

Stories Units

1. 1. 100  
0 100

BUD8 Adjustme06

DIST 1D 100

Quality03

Quality Level 03

DOR CODE0200

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

2,040

100

2009

2,040

117,871

TOTALS

2,040

2,040

117,870

EXTRA FEATURES

44266 CHARWOOD DR, CALLAHAN

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 0810

CONCRETE A

0 100

26

3

78.00

SF

6.50

6.50

100

1982

1982

3

35

177

2 0812

CONCRETE C

0 100

141

15

2,115.00

SF

4.00

4.00

100

1982

1982

3

35

2,961

3 0811

CONCRETE B

0 100

35

15

525.00

SF

5.20

5.20

100

1982

1982

3

35

956

4 0811

CONCRETE B

0 100

30

17

510.00

SF

5.20

5.20

100

1982

1982

3

35

928

5 0510

GARAGE WD-

0 100

32

24

768.00

SF

23.45

23.45

100

1985

1985

3

20

3,602

6 0510

GARAGE WD-

0 100

32

24

768.00

SF

35.00

35.00

100

1989

1989

3

20

5,376

7 0756

FEP

0 100

16

18

288.00

SF

27.00

27.00

100

1977

1977

3

20

1,555

8 0752

USP

0 100

43

12

516.00

SF

15.00

15.00

100

1977

1977

3

20

1,548

9 0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2007

2007

3

90

3,150

LAND DESCRIPTION

TOTAL OB/XF

20,253

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

1.10

AC

1.00

1.00

1.00

45,000.00

45,000.00

49,500

REVIEW DATE

01/31/2020

BY

KBA

Total Acres:

1.10

Total Land Value:

49,500

Market:

0

Agricultural:

0

Common:

49,500

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ

REPL. COST NEWAYB

EYBECONFNCT

NORM% CONDD

080002

2,040

117.2000

99.62

203,225

2007

2007

0

0

0

42.00

58.00

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

117,870

TOTAL MARKET OB/XF VALUE

20,253

TOTAL LAND VALUE - MARKET

49,500

TOTAL MARKET VALUE

187,623

SOH/AGL Deduction

81,908

ASSESSED VALUE

105,715

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

54,993

TOTAL JUST VALUE

187,623

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

166,809

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / V I / V

RSN CD

SALE PRICE

0317/0157

7/01/1980

WD Q

V

7,400

GRANTOR:

GRANTEE:

0285/0359

2/01/1979

WD Q

V

7,900

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W68 S30 E68 N30\$.