TRACT 27
CHARWOOD ESTATES PB 4/65

MANASCO MARK/MANASCO JOSEPH
44228 CHARWOOD DR
CALLAHAN, FL 32011

2025

04-1N-25-2755-0027-0000

BUILDING CHARACTERISTICS

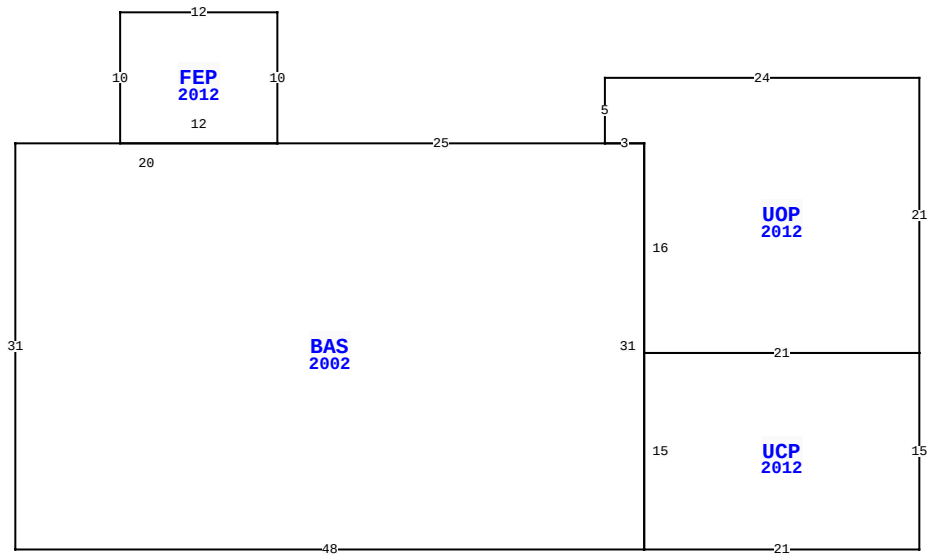
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,488	100	2002	1,488	134,295
FEP	120	80	2012	96	8,665
UCP	315	20	2012	63	5,686
UOP	456	20	2012	91	8,213
TOTALS	2,379			1,738	156,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,738	109.0000	98.10	170,498	2002	2007	0	0	0	8.00	92.00

1 SFR MODULR – 100% - 2024 Heated Area: 1488 HX Base Yr 2024



44228 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	0811	CONCRETE B	0	100	0	0	1,317.00	SF	5.20	5.20	100	1985	1985	3	44	3,013	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		156,858
TOTAL MARKET OB/XF VALUE		3,013
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		210,271
SOH/AGL Deduction		22,369
ASSESSED VALUE		187,902
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,180
TOTAL JUST VALUE		210,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3777	MH MOVE-ON	0	03/01/2002
P5451	NEW CONSTR	0	03/01/2002
M5209	H/AC	0	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2685/347	12/13/2023	WD	U	I	30	224,000
GRANTOR: MANASCO MARY R						
GRANTEE: MANASCO MARK						
0768/0760	8/14/1996	WD	Q	I		29,000
GRANTOR: YARBERRY JAMES V JR						
GRANTEE: MANASCO JOE & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-24,5] W25 W20 S31 E48 N31 W3 $
UOP=[YR=2012;ORIG=0,0] W24 S5 E3 S16 E21 N21 $
UCP=[YR=2012;ORIG=-21,36] E21 N15 W21 S15 $
FEP=[YR=2012;ORIG=-49,5] N10 W12 S10 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,013

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	1.12	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,400							

REVIEW DATE 11/29/2023 BY KW Total Acres: 1.12 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 07/30/2025 BY SYS