TRACT 29
CHARWOOD ESTATES PB 4/65

WOOD CHRISTOPHER M & LAURA M
44164 CHARWOOD DR
CALLAHAN, FL 32011

2025

04-1N-25-2755-0029-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

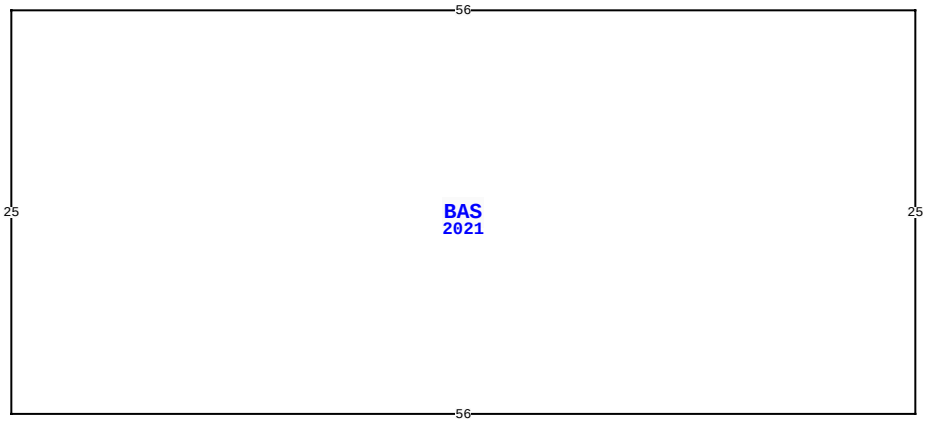
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2021	1,400	148,049
TOTALS	1,400			1,400	148,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,400	128.2600	109.02	152,628	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 1400 HX Base Yr 2022



44164 CHARWOOD DR, CALLAHAN

BLD DATE		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		148,049
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		47,700
TOTAL MARKET VALUE		195,749
SOH/AGL Deduction		58,216
ASSESSED VALUE		137,533
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,811
TOTAL JUST VALUE		195,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010124	CO ISSUED	0	08/23/2021
21010124	MH MOVE-ON	0	08/03/2021
21009380	DEMOLITION	2,500	07/19/2021
MH4877	MH MOVE-ON	0	12/19/2006
E18458	ELEC OTHER	0	12/01/2006
P11819	OTHER	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0818	7/16/2021	WD	Q	I	02	55,000
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: WOOD CHRISTOPHER M						
1389/0893	2/10/2006	WD	Q	I		35,000
GRANTOR: LUCERO RANDY JOHN ETA						
GRANTEE: HIGGINBOTHAM JIMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S25 E56 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.06	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,700							

REVIEW DATE 10/14/2021 BY KB Total Acres: 1.06 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 07/30/2025 BY SYS