TRACT 30
OR 284 PG 692
CHARWOOD ESTATES PB 4/65

BALDWIN ROGER D
44138 CHARWOOD DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2755-0030-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

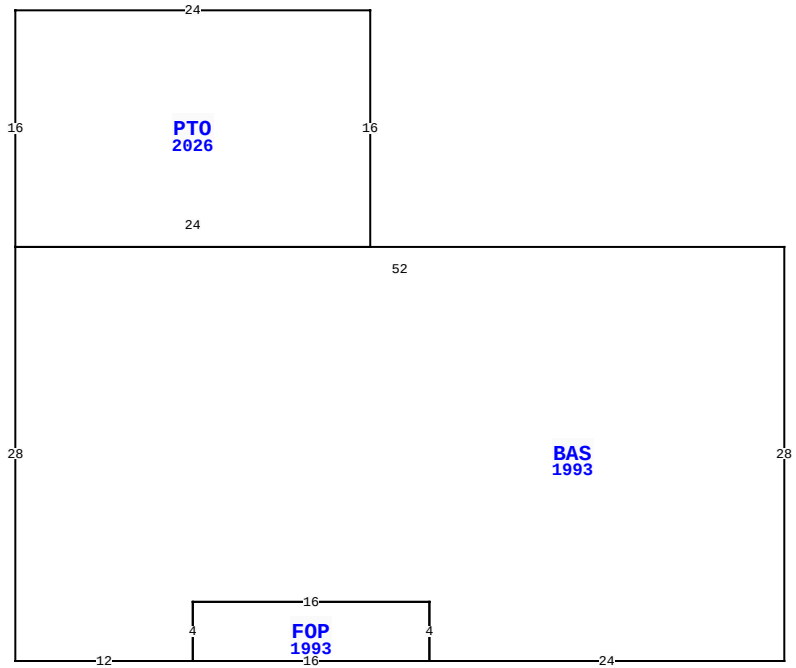
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1993	1,392	133,338
FOP	64	30	1993	19	1,820
PTO	384	5	2026	19	1,820
TOTALS	1,840			1,430	136,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,430	113.3600	113.36	162,105	1991	1991	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 0 Heated Area: 1392 HX Base Yr 1979



44138 CHARWOOD DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		136,979
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		47,700
TOTAL MARKET VALUE		187,059
SOH/AGL Deduction		103,757
ASSESSED VALUE		83,302
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		27,580
TOTAL JUST VALUE		187,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13063	RE-ROOF	5,700	08/01/2012
3871	H/AC	2,097	07/19/1991
4373	NEW CONSTR	4,772	06/24/1991
7271	NEW CONSTR	43,691	05/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0284/0692	2/01/1979	WD	Q	I		7,100

GRANTOR:
GRANTEE:

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W52 S28 E12 N4 E16 S4 E24 N28 $
FOP=[YR=1993;ORIG=-40,28] E16 N4 W16 S4 $
PTO=[YR=2026;ORIG=-52,-16] E24 S16 W24 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,380

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	1.06	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,700							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 1.06 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 07/30/2025 BY SYS