TRACT 32
CHARWOOD ESTATES PB 4/65

RIDDLE SABINE L/E/
44078 CHARWOOD DRIVE
CALLAHAN, FL 32011

**2025**

**04-1N-25-2755-0032-0000**

## BUILDING CHARACTERISTICS

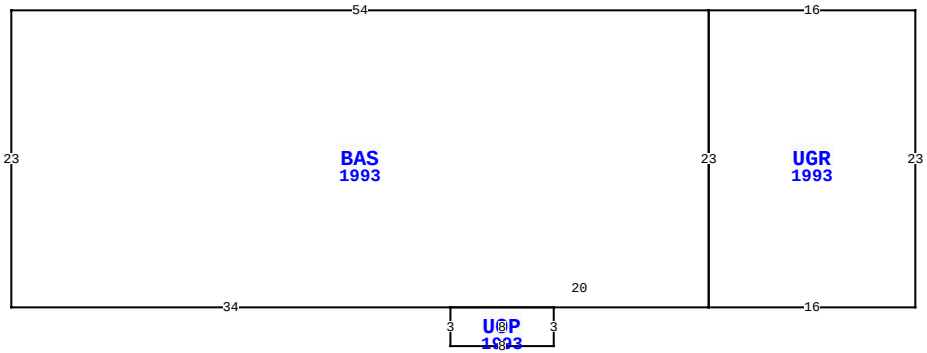
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 1,242 | 100 | 1993 | 1,242 | 25,039 |
| UGR | 368 | 45 | 1993 | 166 | 3,347 |
| UOP | 24 | 25 | 1993 | 6 | 121 |
| TOTALS | 1,634 | | | 1,414 | 28,506 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,414 | 84.0000 | 67.20 | 95,021 | 1976 | 1981 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 1242 HX Base Yr 1994




44078 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 | 0940 | SHEDS/PORT | 0 | 100 | 18 | 21 | 378.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 2,268 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 10 | 21 | 210.00 | SF | 15.00 | 15.00 | 100 | 1982 | 1982 | 3 | 20 | 630 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 750.00 | LF | 32.00 | 32.00 | 100 | 2025 | 2024 | | 100 | 24,000 | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 28,506 |
| TOTAL MARKET OB/XF VALUE | 26,898 |
| TOTAL LAND VALUE - MARKET | 47,700 |
| TOTAL MARKET VALUE | 103,104 |
| SOH/AGL Deduction | 53,878 |
| ASSESSED VALUE | 49,226 |
| TOTAL EXEMPTION VALUE | WX HX HB 30,000 |
| BASE TAXABLE VALUE | 19,226 |
| TOTAL JUST VALUE | 103,104 |
| NCON VALUE | 24,000 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 64,941 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1631786 | CARPORT | 12,053 | 02/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2764/535 | 1/24/2025 | FJ | U | I | 11 | 0 |
| GRANTOR: RIDDLE CLIFFORD A EST | | | | | | |
| GRANTEE: RIDDLE SABINE L/E | | | | | | |
| 0685/0643 | 7/22/1993 | WD | Q | I | | 39,000 |
| GRANTOR: WILDES GWEN ANN | | | | | | |
| GRANTEE: RIDDLE CLIFFORD A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W16 BAS=[YR=1993] W54 S23 E34 UOP=[YR=1993] S3E8 N3 W8$ E20 N23$ S23 E16 N23$.

## LAND DESCRIPTION

TOTAL OB/XF 26,898

| 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 07/25/2022 BY KBA Total Acres: 1.06 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 07/30/2025 BY SYS