TRACT 33 R622140
IN OR 843/1139
2006 KING DW/MH

WILKES ALBERT JR
44060 CHARWOOD DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2755-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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
Quality	03	Quality Level 03

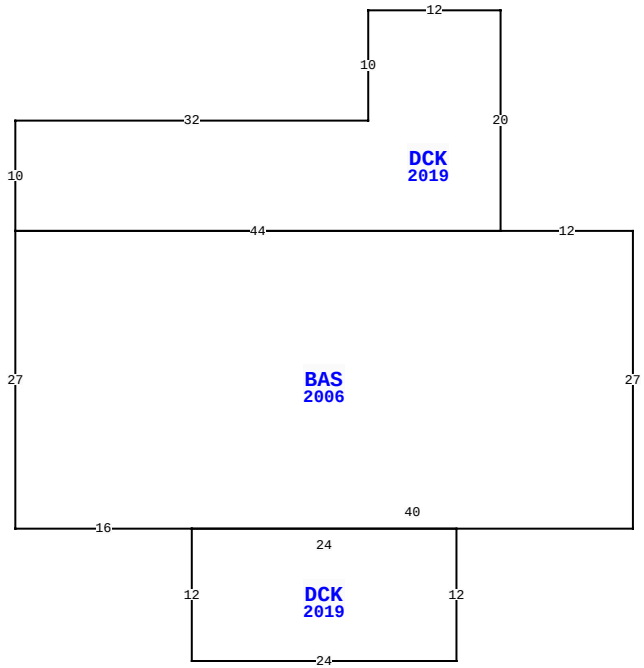
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2006	1,512	88,669
DCK	288	15	2019	43	2,522
DCK	560	15	2019	84	4,926
TOTALS	2,360			1,639	96,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,639	123.2000	104.72	171,636	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 1999 Heated Area: 1512 HX Base Yr 1999



44060 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		107,102
TOTAL MARKET OB/XF VALUE		3,460
TOTAL LAND VALUE - MARKET		47,700
TOTAL MARKET VALUE		158,262
SOH/AGL Deduction		70,306
ASSESSED VALUE		87,956
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,234
TOTAL JUST VALUE		158,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11423	OTHER	0	08/01/2006
E17730	ELEC OTHER	0	07/01/2006
M11804	MECH OTHER	0	07/01/2006
MH4819	MH MOVE-ON	0	01/01/2006
MHU95967	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0641	6/07/2006	WD	U	I	10	100
GRANTOR: WYSE RICHARD H						
GRANTEE: WILKES ALBERT JR &						
0843/1139	8/04/1998	QC	Q	I	01	13,000
GRANTOR: WILKES ALBERT JR						
GRANTEE: WILKES CHARLENE & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 DCK=[YR=2019] N20 W12 S10 W32 S10 E44$ W44 S27 E16 DCK=[YR=2019] S12 E24 N12 W24$ E40 N27$.

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	0510	GARAGE WD-	0	100	20	16	320.00	SF	24.85	24.85	100	2004	2004	3	32	2,545	
2	0810	CONCRETE A	0	100	10	16	160.00	SF	6.50	6.50	100	2008	2008	3	88	915	

LAND DESCRIPTION

TOTAL OB/XF 3,460

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	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 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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

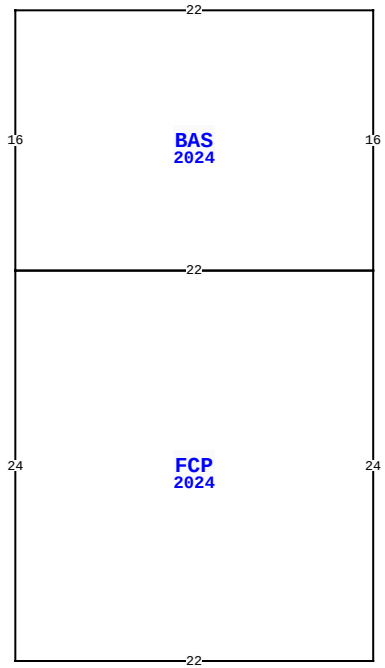
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100	2024	352	7,990
FCP	528	25	2024	132	2,996
TOTALS	880			484	10,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	484	63.2500	23.40	11,326	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2025 Heated Area: 352 HX Base Yr 1999



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0843/1139	8/04/1998	QC	Q	I	01	13,000
GRANTOR: WILKES ALBERT JR						
GRANTEE: WILKES CHARLENE & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E22 S16 W22 N16 $
FCP=[YR=2024;ORIG=50,26] E22 S24 W22 N24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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