TRACT 34 R223917
IN OR 404 PG 42
CHARWOOD ESTATES PB 4/65

TRENT MICHAEL DALE & JANNELL
44030 CHARWOOD DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2755-0034-0000

BUILDING CHARACTERISTICS

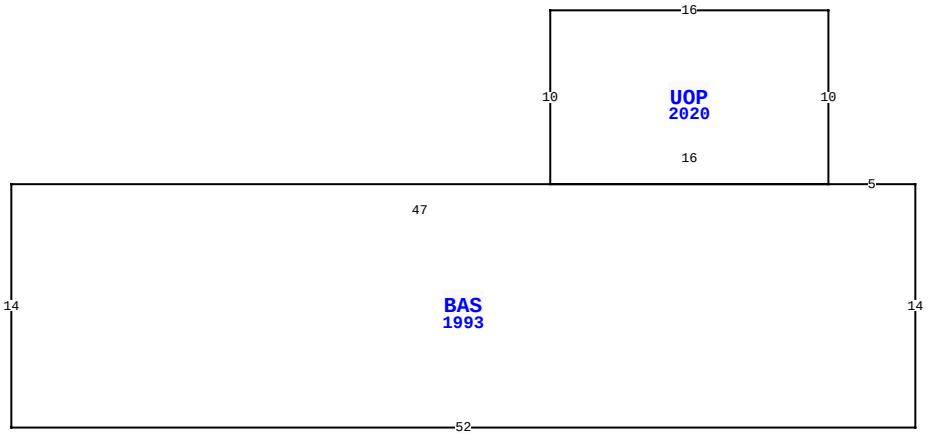
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	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	728	100	1993	728	14,502
UOP	160	25	2020	40	797
TOTALS	888			768	15,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	768	83.0000	66.40	50,995	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 728 HX Base Yr 1985



44030 CHARWOOD DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		15,298
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		61,198
SOH/AGL Deduction		42,081
ASSESSED VALUE		19,117
TOTAL EXEMPTION VALUE	HX HB	19,117
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		61,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0404/0042	11/01/1983	WD	Q	I		10,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 UOP=[YR=2020] N10 W16 S10 E16$ W47 S14 E52 N14$.

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
1	000100	C	RES	100	0006	RM	0.00	0.00	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 05/14/2021 BY KBA Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS