TRACT 35
CHARWOOD ESTATES PB 4/65

BEASLEY JOAN
44002 CHARWOOD DR
CALLAHAN, FL 32011

2025

04-1N-25-2755-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

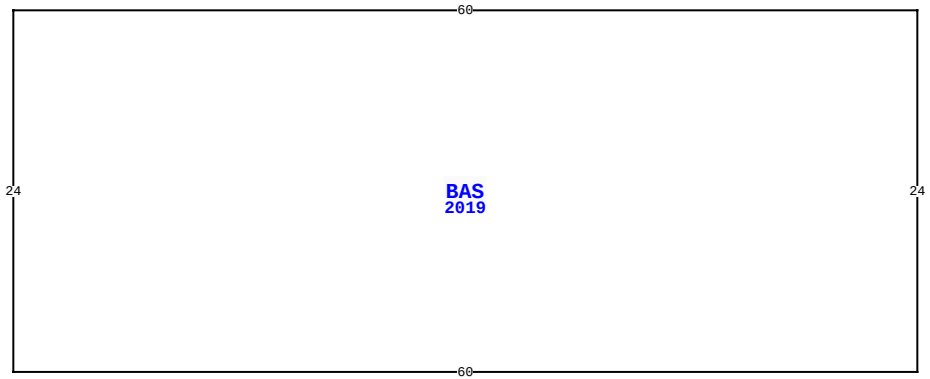
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2019	1,440	39,398
TOTALS	1,440			1,440	39,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	114.0000	91.20	131,328	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1440 HX Base Yr



44002 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	39,398
TOTAL MARKET OB/XF VALUE	192
TOTAL LAND VALUE - MARKET	48,600
TOTAL MARKET VALUE	88,190
SOH/AGL Deduction	21,534
ASSESSED VALUE	66,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,656
TOTAL JUST VALUE	88,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH1299	MH MOVE-ON	0	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1547	5/18/2020	QC	U	I	11	100
GRANTOR: PETERS CLINTON						
GRANTEE: BEASLEY JOAN						
1167/0160	9/02/2003	PR	Q	I	01	100
GRANTOR: HALL SHERYL P/R						
GRANTEE: PETERS CLINTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S24 E60 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
1	0751	UOP	0	0	8	10	80.00	SF	10.00	10.00	100	1997	1997	3	24	192	

LAND DESCRIPTION

TOTAL OB/XF 192

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	0		RM	0.00	0.00	1.08	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,600							

REVIEW DATE 07/08/2020 BY KBA Total Acres: 1.08 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 07/30/2025 BY SYS