LOT 44
IN OR 2334/132
CONSERV ESMT PT OR 993/821

RIDDLE ANIKA K
44078 CHARWOOD DR
CALLAHAN, FL 32011

2025

04-1N-25-276C-0044-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

44848 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,571
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	71,371
SOH/AGL Deduction	1,576
ASSESSED VALUE	69,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,795
TOTAL JUST VALUE	71,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210865	SHED	28,719	12/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2334/0132	12/20/2019	WD	Q	V	01	34,500
GRANTOR: MOORE ELIZABETH A & C						
GRANTEE: RIDDLE ANIKA K						
2334/0131	12/20/2019	PR	U	V	19	100
GRANTOR: ANDERSON CHRISTIE L P						
GRANTEE: RIDDLE ANIKA K						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	36	12	432.00	SF	30.00	30.00	100	2023	2023		97	12,571	

LAND DESCRIPTION

TOTAL OB/XF 12,571

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	0006	OR	0.00	0.00	2.10	AC		1.00	1.00	0.80	35,000.00	28,000.00	58,800							

REVIEW DATE 07/21/2023 BY KWX Total Acres: 2.10 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 07/30/2025 BY SYS