LOT 14 R498022
IN PT OR 263 PG 527
PINE KNOLL SUB PB 4/5

CLARK BARBARA A
PO BOX 678
CALLAHAN, FL 32011-0678

2025

04-1N-25-2800-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

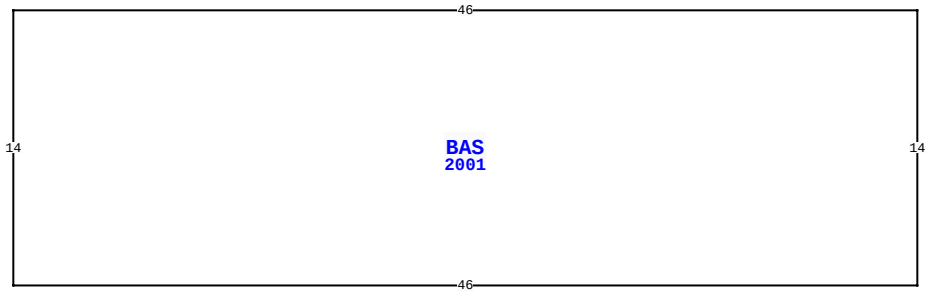
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	2001	644	14,776
TOTALS	644			644	14,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	644	95.6000	76.48	49,253	1988	1988	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 644 HX Base Yr



54097 CHARLES ST, 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	14,776
TOTAL MARKET OB/XF VALUE	256
TOTAL LAND VALUE - MARKET	17,550
TOTAL MARKET VALUE	32,582
SOH/AGL Deduction	8,023
ASSESSED VALUE	24,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,559
TOTAL JUST VALUE	32,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0263/0527	4/01/1978	MS	U	V		3,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W46 S14 E46 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
1	1242	WD DECK A	0	0	12	8	96.00	SF	8.00	8.00	100	1988	1988	3	20	154	
2	0751	UOP	0	0	8	8	64.00	SF	8.00	8.00	100	1988	1988	3	20	102	

LAND DESCRIPTION

TOTAL OB/XF 256

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	0005	RM	75.00	225.00	0.39	AC		1.00	1.00	1.00	45,000.00	45,000.00	17,550							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.39 Total Land Value: 17,550 Market: 0 Agricultural: 0 Common: 17,550 PRINTED 07/30/2025 BY SYS