LOTS 25 & 26
PINE KNOLL SUB PB 4/5

HALL CHANDLER & HARRISON
54074 CHARLES STREET
CALLAHAN, FL 32011

2025

04-1N-25-2800-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

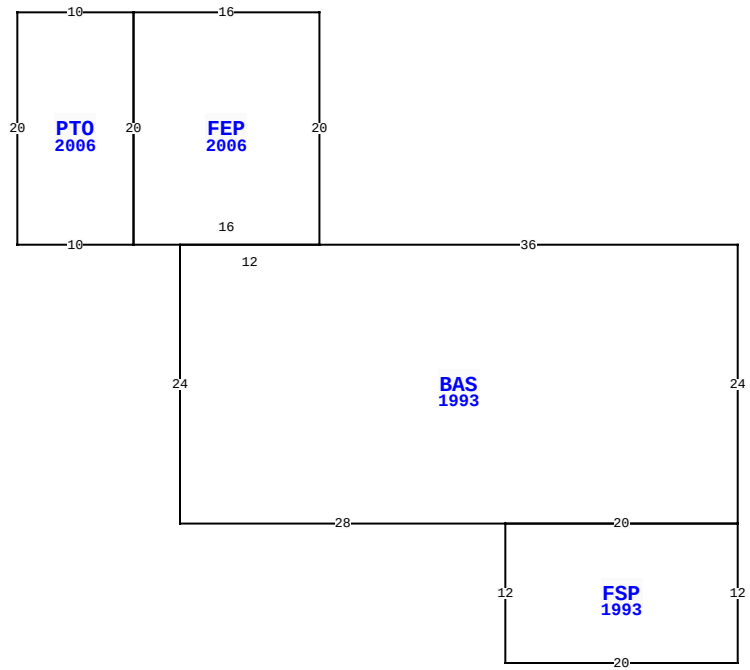
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	97,152
FEP	320	80	2006	256	21,589
FSP	240	40	1993	96	8,096
PTO	200	5	2006	10	843
TOTALS	1,912			1,514	127,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	106.0800	106.08	160,605	1983	1983	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



54074 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	127,681
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,950
TOTAL MARKET VALUE	159,631
SOH/AGL Deduction	3,440
ASSESSED VALUE	156,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,191
TOTAL JUST VALUE	159,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22131	STORAGE ROOM	21,120	12/01/2008
E21481	ELEC OTHER	200	12/01/2008
R11690	REPAIR/RRF	5,000	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/53	5/30/2025	WD	Q	I	01	279,000
GRANTOR: GARRETSON KENNETH R S						
GRANTEE: HALL CHANDLER & HAR						
1888/0920	10/26/2013	QC	U	I	11	100
GRANTOR: GARRETSON GLENN & CAR						
GRANTEE: GARRETSON KENNETH R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 FEP=[YR=2006] N20 W16 PTO=[YR=2006] W10 S20 E10 N20$ S20 E16$ W12 S24 E28 FSP=[YR=1993] S12 E20 N12 W20$ E20 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
1	000100	C	RES	0	0005	RM	75.00	205.00	0.71	AC		1.00	1.00	1.00	45,000.00	45,000.00	31,950							

REVIEW DATE 02/28/2020 BY KBP Total Acres: 0.71 Total Land Value: 31,950 Market: 0 Agricultural: 0 Common: 31,950 PRINTED 07/30/2025 BY SYS