LOT 27
L/E OR 1301/1529
PINE KNOLL SUB PB 4/5

MATTOCKS SHIRLEY L/E/KENNETH J & SHIRLEY A KEMP
54094 CHARLES STREET
CALLAHAN, FL 32011

2025

04-1N-25-2800-0027-0000

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
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

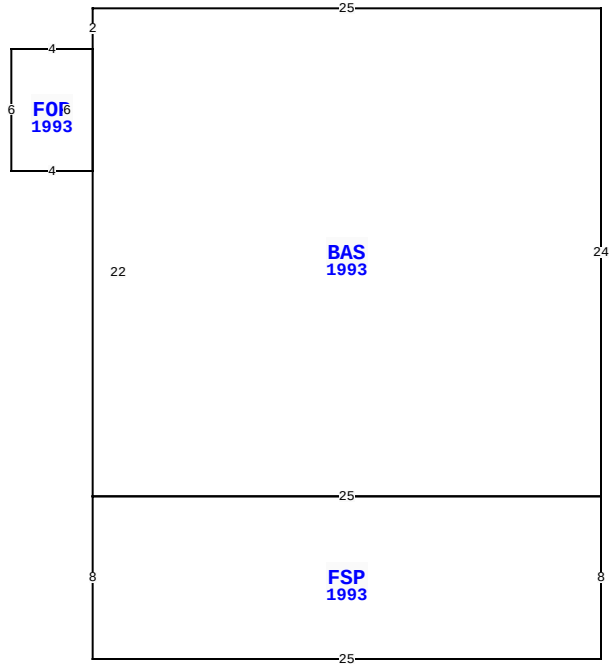
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	46,812
FOP	24	30	1993	7	546
FSP	200	40	1993	80	6,242
TOTALS	824			687	53,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	687	94.0000	94.00	64,578	1985	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2006 Heated Area: 600 HX Base Yr 2006



54094 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		53,600
TOTAL MARKET OB/XF VALUE		889
TOTAL LAND VALUE - MARKET		15,750
TOTAL MARKET VALUE		70,239
SOH/AGL Deduction		27,903
ASSESSED VALUE		42,336
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		12,336
TOTAL JUST VALUE		70,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633580	REPAIR/RRF	6,468	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1301/1529	3/14/2005	WD	Q	I		47,200
GRANTOR: PAGE KKEVIN & PATRICI						
GRANTEE: KEMP KENNETH J ETAL						
1246/0701	7/16/2004	WD	Q	I	05	27,600
GRANTOR: BANK OF AMERICA						
GRANTEE: PAGE KEVIN & PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S2 FOP=[YR=1993] W4 S6 E4 N6 $S22
FSP=[YR=1993] S8 E25 N8 W25 $ E25 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	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	2005	2005	3	22	317	
2	0350	CARPORT WD	0	100	20	10	200.00	SF	13.00	13.00	100	2005	2005	3	22	572	

LAND DESCRIPTION

TOTAL OB/XF 889

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	0005	RM	75.00	205.00	0.35	AC		1.00	1.00	1.00	45,000.00	45,000.00	15,750							

REVIEW DATE 05/11/2022 BY KBA Total Acres: 0.35 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 07/30/2025 BY SYS