LOTS 30 31 & 32
PINE KNOLL SUB PB 4/5

NELSON MATTHEW A
54136 CHARLES ST
CALLAHAN, FL 32011

2025

04-1N-25-2800-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Quality	03	Quality Level 03

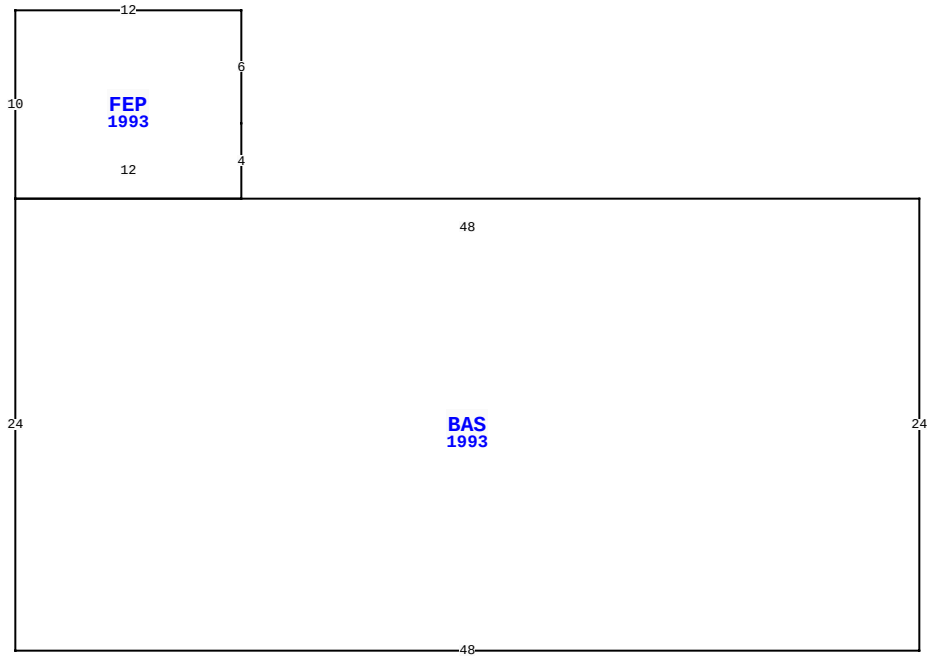
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	32,625
FEP	120	85	1993	102	2,889
TOTALS	1,272			1,254	35,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,254	118.0000	94.40	118,378	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1254 HX Base Yr 2001



54136 CHARLES ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		56,670
TOTAL MARKET OB/XF VALUE		9,812
TOTAL LAND VALUE - MARKET		47,700
TOTAL MARKET VALUE		114,182
SOH/AGL Deduction		35,327
ASSESSED VALUE		78,855
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,133
TOTAL JUST VALUE		114,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210508	GARAGE	61,826	12/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0542	8/09/2022	QC	U	I	11	100
GRANTOR: WATER AMY M F/K/A AMY						
GRANTEE: NELSON MATTHEW A						
0951/1766	10/02/2000	QC	Q	I	01	38,400
GRANTOR: NELSON JOHN H & KATHL						
GRANTEE: NELSON MATTHEW & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-48,18] S24 E48 N24 W48 $
FEP=[YR=1993;ORIG=-36,14] N6 W12 S10 E12 N4 $
.

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	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	1987	1987	3	20	480	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
3	0510	GARAGE WD-	0	100	22	30	660.00	SF	35.00	35.00	100	1987	1987	3	20	4,620	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1983	1983	3	20	257	
5	0810	CONCRETE A	0	100	30	20	600.00	SF	6.50	6.50	100	1995	1995	3	68	2,652	

LAND DESCRIPTION

TOTAL OB/XF 9,812

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	225.00	205.00	1.06	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,700							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.06 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 07/30/2025 BY SYS

LOTS 30 31 & 32
PINE KNOLL SUB PB 4/5

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

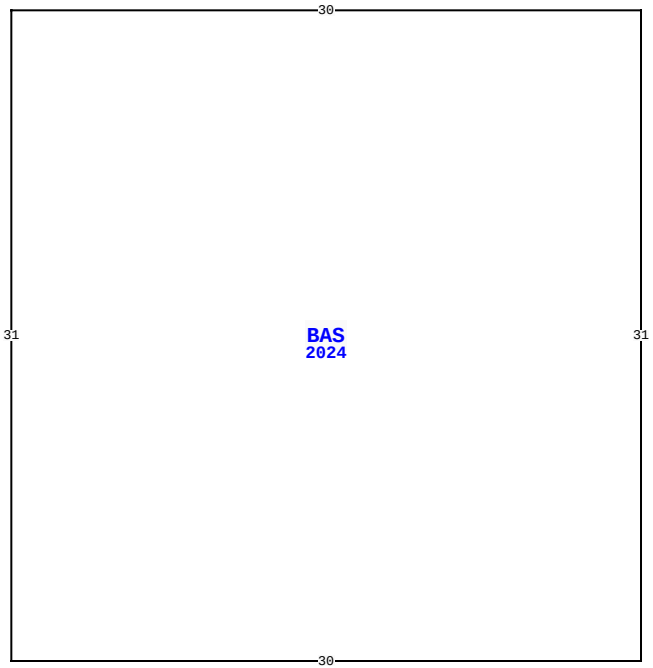
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	930	100	2024	930	21,157
TOTALS	930			930	21,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	930	62.1000	22.98	21,371	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 930 HX Base Yr 2001



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0951/1766	10/02/2000	QC	Q	I	01	38,400
GRANTOR: NELSON JOHN H & KATHL						
GRANTEE: NELSON MATTHEW & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,9] E30 S31 W30 N31 $
.

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.06 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 07/30/2025 BY SYS