LOTS 33 & 34
IN OR 497 PG 705
PINE KNOLL SUB PB 4/5

RANSOM ROBERT A
54194 CHARLES STREET
CALLAHAN, FL 32011

2025

04-1N-25-2800-0033-0000

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	04	PLYWOOD 70
Interior Wall	01	MINIMUM 30
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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	02	Quality Level 02

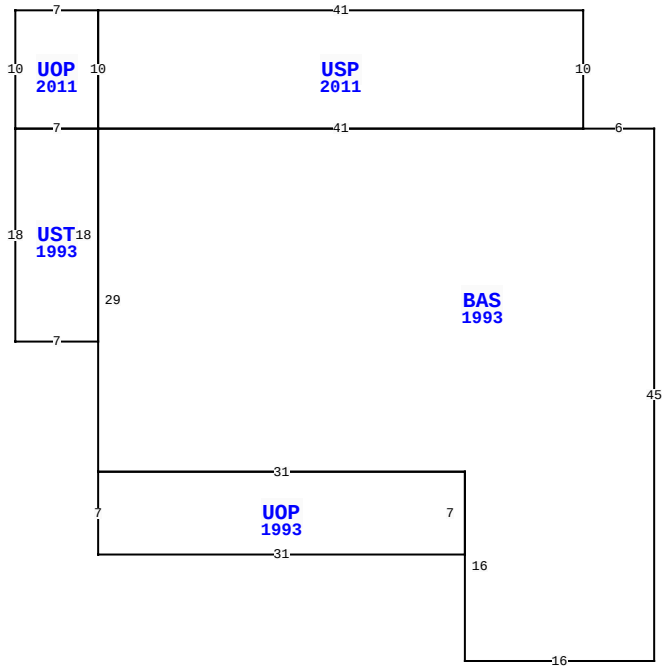
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	1993	1,619	41,376
UOP	217	20	1993	43	1,099
UOP	70	20	2011	14	358
USP	410	30	2011	123	3,143
UST	126	45	1993	57	1,457
TOTALS	2,442			1,856	47,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,856	68.1492	68.15	126,486	1979	1979	0	40	0	22.50	37.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1619 HX Base Yr 2024



54194 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		47,432
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		31,950
TOTAL MARKET VALUE		79,382
SOH/AGL Deduction		6,827
ASSESSED VALUE		72,555
TOTAL EXEMPTION VALUE	HX HB	47,555
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		79,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,510

40% FUNCTIONAL = DEFERRED MAINTENANCE: KW 9/2023

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1980	6/06/2023	FJ	U	I	11	0
GRANTOR: BROWNING LINDA CAROL						
GRANTEE: RANSOM ROBERT A						
0497/0705	9/01/1986	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 USP=[YR=2011] N10 W41 UOP=[YR=2011] W7 S10
UST=[YR=1993] S18E7 N18W7 $ E7 N10$ S10 E41$ W41 S29
UOP=[YR=1993] S7 E31 N7 W31 $ E31 S16 E16 N45 $.

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	100	0005	RM	140.00	205.00	0.71	AC		1.00	1.00	1.00	45,000.00	45,000.00	31,950							

REVIEW DATE 09/06/2023 BY KW Total Acres: 0.71 Total Land Value: 31,950 Market: 0 Agricultural: 0 Common: 31,950 PRINTED 07/30/2025 BY SYS