PT GOVT LOT 1 OF SEC 26-3N-24E
IN OR 2794/1132
ESMT IN OR 695/1796

MCLAIN NICK RAMZEY
36149 CHARIS WAY
CALLAHAN, FL 32011

2025

26-3N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

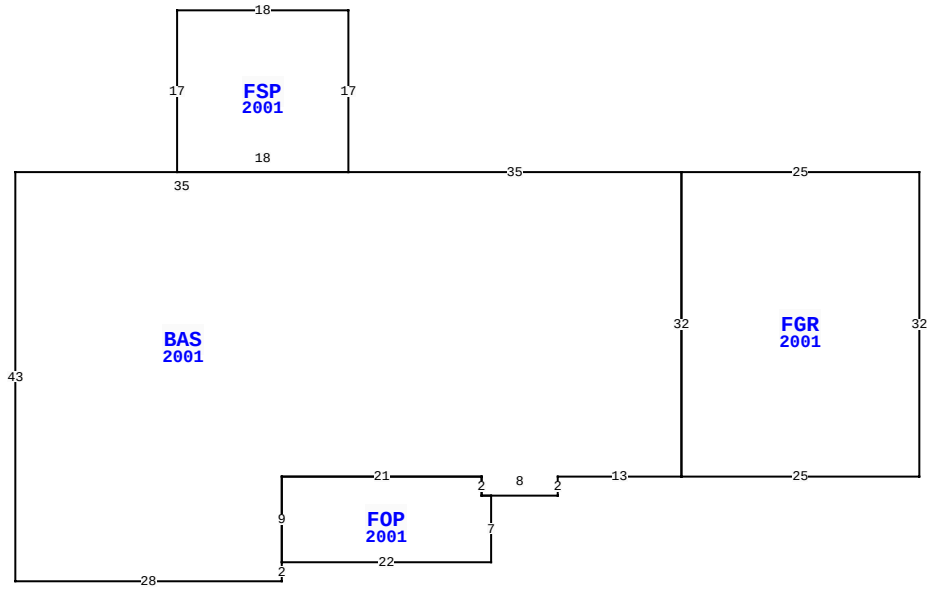
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,564	100	2001	2,564	288,325
FGR	800	55	2001	440	49,479
FOP	196	30	2001	59	6,635
FSP	306	40	2001	122	13,719
TOTALS	3,866			3,185	358,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,185	95.7168	126.35	402,425	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2002 Heated Area: 2564 HX Base Yr 2002



36149 CHARIS WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		358,158
TOTAL MARKET OB/XF VALUE		3,598
TOTAL LAND VALUE - MARKET		50,535
TOTAL MARKET VALUE		412,291
SOH/AGL Deduction		215,733
ASSESSED VALUE		196,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,836
TOTAL JUST VALUE		412,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007658	ROOF	22,900	06/14/2023
B973717	NEW CONSTR	103,921	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/1132	6/10/2025	WD	U	I	11	100
GRANTOR: NICHOLAS DAVID L & CO						
GRANTEE: MCLAIN NICK RAMZEY						
2778/1648	3/24/2025	WD	Q	I	01	490,000
GRANTOR: NICHOLAS DAVID L & CO						
GRANTEE: MCLAIN NICK RAMZEY						

BUILDING NOTES

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	0811	CONCRETE B	0	100	27	24	648.00	SF	5.20	5.20	100	2001	2001	3	79	2,662	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600	
3	0681	POLE SHED	0	100	10	8	80.00	SF	15.00	15.00	100	2001	2001	3	28	336	

BUILDING DIMENSIONS

FGR=[YR=2001] W25 BAS=[YR=2001] W35 FSP=[YR=2001] N17 W18 S17 E18 $ W35 S43 E28 N2 FOP=[YR=2001] E22 N7 W1 N2 W21 S9 $ N9 E21 S2 E8 N2 E13 N32 $ S32 E25 N 32 $.

LAND DESCRIPTION

TOTAL OB/XF 3,598

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	OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,535							

REVIEW DATE 07/14/2020 BY TWA Total Acres: 1.12 Total Land Value: 50,535 Market: 0 Agricultural: 0 Common: 50,535 PRINTED 07/30/2025 BY SYS