TRACT 6
CHARWOOD ESTATES PB 4/65

MICHAEL BISHOP LLC
55035 DEER RUN RD
CALLAHAN, FL 32011

2026

04-1N-25-2755-0006-0000

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

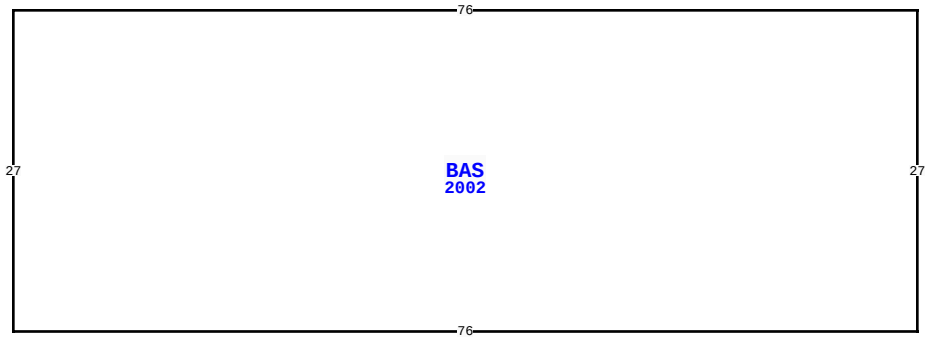
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2002	2,052	107,843
TOTALS	2,052			2,052	107,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	126.9400	114.25	234,441	2002	2002	0	0	0	54.00	46.00

2 M/H 94+ 0% - 2026 Heated Area: 2052 HX Base Yr



44778 ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	107,843
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	161,783
SOH/AGL Deduction	0
ASSESSED VALUE	161,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,783
TOTAL JUST VALUE	161,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3811	MH MOVE-ON	0	04/01/2002
P5550	NEW CONSTR	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2820/1959	10/06/2025	WD	U	I	37	188,700
GRANTOR: JORDAN EDWARD & CHRYS						
GRANTEE: MICHAEL BISHOP LLC						
2407/0835	10/28/2020	SW	Q	I	01	165,000
GRANTOR: CALLAHAN PROPERTY SER						
GRANTEE: JORDAN EDWARD & CHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S27 E76 N27 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	0006	RM	0.00	0.00	1.02	AC		1.00	1.00	1.00	50,000.00	50,000.00	51,000							

REVIEW DATE 04/16/2026 BY TWA Total Acres: 1.02 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS