TRACT 9
CHARWOOD ESTATES PB 4/65

MERLOS CONSTRUCTION LLC
4550 SWILCAN BRIDGE LN N
JACKSONVILLE, FL 32224

2026

04-1N-25-2755-0009-0000

BUILDING CHARACTERISTICS

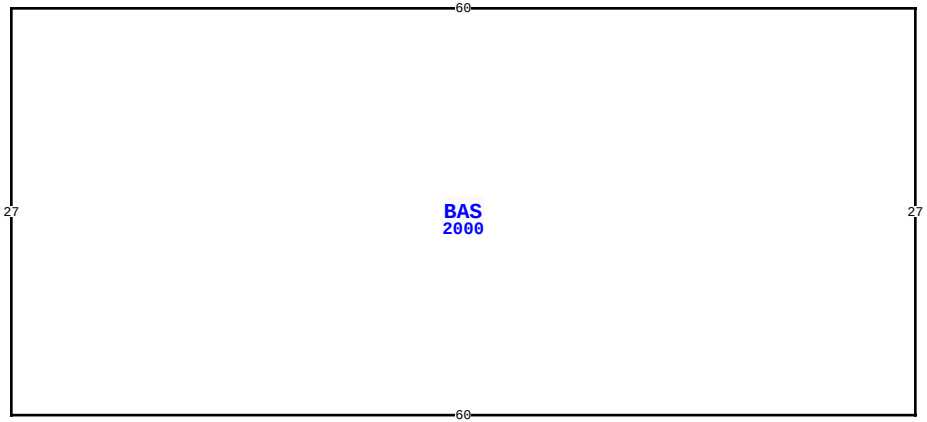
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,620	100	2000	1,620	72,014
TOTALS	1,620			1,620	72,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.6000	105.84	171,461	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 2001 Heated Area: 1620 HX Base Yr 2001



44680 ARTESIAN BLVD, CALLAHAN

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

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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		72,014
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		124,849
SOH/AGL Deduction		67,366
ASSESSED VALUE		57,483
TOTAL EXEMPTION VALUE	HX HB	32,483
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		124,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003009	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2863/1211	4/24/2026	WD	Q	I	01	140,000
GRANTOR: THOMPSON VERNITA						
GRANTEE: MERLOS CONSTRUCTION						
2863/1209	3/03/2026	QC	U	I	11	100
GRANTOR: SELF EMMA JEAN						
GRANTEE: THOMPSON JOHNNY E S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S27 E60 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 2,835

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS