TRACT 15
IN OR 264 PG 282
CHARWOOD ESTATES PB 4/65

WILLIAMS DOROTHY B
44009 CHARWOOD DRIVE
CALLAHAN, FL 32011

2026

04-1N-25-2755-0015-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	04	Quality Level 04

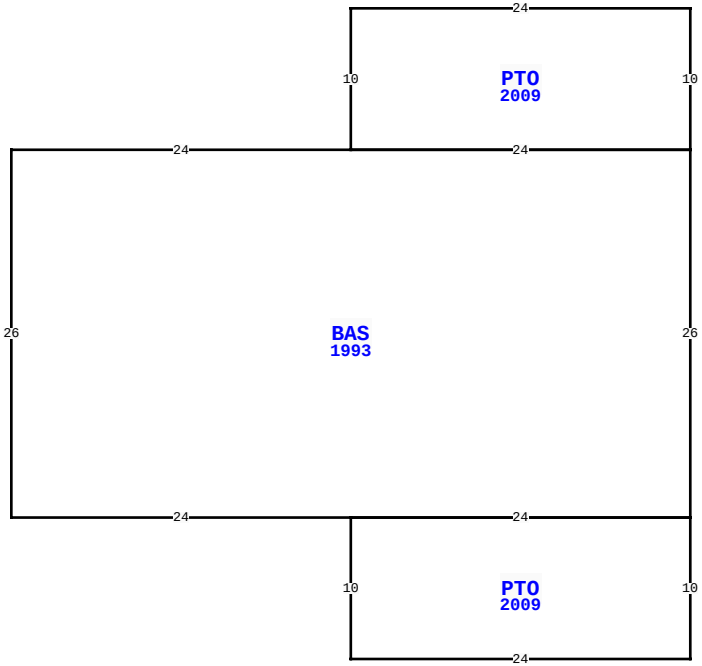
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	116,251
PTO	240	5	2009	12	1,118
PTO	240	5	2009	12	1,118
TOTALS	1,728			1,272	118,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,272	109.5276	115.00	146,280	1978	1978	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 0 Heated Area: 1248 HX Base Yr 1980



44009 CHARWOOD DR, 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		118,487
TOTAL MARKET OB/XF VALUE		1,368
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		176,855
SOH/AGL Deduction		107,796
ASSESSED VALUE		69,059
TOTAL EXEMPTION VALUE	HX HB WX	49,059
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		176,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0242/0280	4/30/1977	WD	U	V		7,500

GRANTOR: WYSE RICHARD H

GRANTEE: WILLIAMS CLAYTON GU

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W24 S10 BAS=[YR=1993] W24 S26 E24
PTO=[YR=2009] S10 E24 N10 W24$ E24 N26 W24$ E24 N10$.

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
2	0681	POLE SHED	0	100	24	19	456.00	SF	15.00	15.00	100	1987	1987	3	20	1,368	

LAND DESCRIPTION

TOTAL OB/XF 1,368

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	1.14	AC		1.00	1.00	1.00	50,000.00	50,000.00	57,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.14 Total Land Value: 57,000 Market: 0 Agricultural: 0 Common: 57,000 PRINTED 07/09/2026 BY SYS