TRACT 17
R673013 & R673014
CHARWOOD ESTATES PB 4/65

CROWELL CARREY S & NICOLA A
44121 CHARWOOD DR
CALLAHAN, FL 32011

2026

04-1N-25-2755-0017-0000

BUILDING CHARACTERISTICS

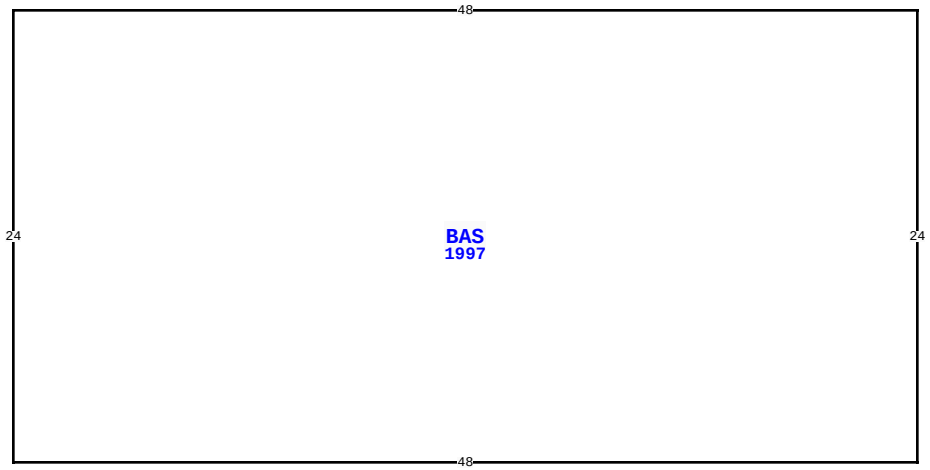
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05
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	1,152	100	1997	1,152	81,659
TOTALS	1,152			1,152	81,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	140.6400	126.58	145,820	1997	2007	0	0	0	44.00	56.00

1 M/H 94+ 100% - 2016 Heated Area: 1152 HX Base Yr



44121 CHARWOOD DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		81,659
TOTAL MARKET OB/XF VALUE		7,776
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		142,435
SOH/AGL Deduction		16,905
ASSESSED VALUE		125,530
TOTAL EXEMPTION VALUE	13	125,530
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		142,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008559	REPAIR/RRF	7,800	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2374/1103	7/02/2020	QC	U	I	11	38,000
GRANTOR: CROWELL CARREY STEVEN						
GRANTEE: CROWELL CARREY S &						
1977/0603	3/04/2015	WD	Q	I	01	83,000
GRANTOR: LOCHRIDGE DIANNA D ET						
GRANTEE: CROWELL CARREY STEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 S24 E48 N24$.

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	0940	SHEDS/PORT	0	100	36	12	432.00	SF	30.00	30.00	100	2024	2015	03	60	7,776	

TOTAL OB/XF 7,776

LAND DESCRIPTION

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	1.06	AC		1.00	1.00	1.00	50,000.00	50,000.00	53,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.06 Total Land Value: 53,000 Market: 0 Agricultural: 0 Common: 53,000 PRINTED 07/09/2026 BY SYS