

TRACT 25
IN OR 781 PG 163
CHARWOOD ESTATES PB 4/65

ALLRED CHARLENE L MULLIS
44288 CHARWOOD DRIVE
CALLAHAN, FL 32011

2026

04-1N-25-2755-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,907	100
FGR	840	55
FOP	144	30
FSP	384	40
TOTALS	3,275	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,566	101.2320	140.71	361,062	1999	1999	0	0	0 19.50	80.50
1 SNGL FAM 100% - 2000 Heated Area: 1907 HX Base Yr 2000											
44288 CHARWOOD DR, CALLAHAN											
BLD DATE 03/03/2023 NW LGL DATE 05/07/2026 MLU											
XF DATE INC DATE											
AG DATE											

EXTRA FEATURES										44288 CHARWOOD DR, CALLAHAN				INC DATE		AG DATE	
L N	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	0351	CARPORT MT	0	100	31	14	434.00	SF	10.00	10.00	100	2000	2000	3	20	868	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2000	2000	3	26	3,640	