

MANASCO MARK/MANASCO JOSEPH
44228 CHARWOOD DR
CALLAHAN, FL 32011

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

BUD8 Adjustme

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

30 VINYL 100

03 GABLE/HIP 100

12 MODULAR MT 100

05 DRYWALL 100

14 CARPET 80

08 SHT VINYL 20

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

1. 1. 100

0 100

06 DIST 1D 100

00 NONE 100

04 Quality Level 04

0100SINGLE FAMILY

MKT AREA08

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FEP

UCP

UOP

1,488

120

315

456

100

80

20

20

2002

2012

2012

2012

1,488

96

63

91

143,589

9,264

6,079

8,781

TOTALS

2,379

1,738

167,714

EXTRA FEATURES

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

2

0351

CARPORT MT

0 100

30

24

720.00

SF

10.00

10.00

100

2026

2024

03

97

6,984

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

1.12

AC

1.00

1.00

1.00

50,000.00

50,000.00

56,000

REVIEW DATE

11/29/2023

BY

KW

Total Acres:

1.12

Total Land Value:

56,000

Market:

0

Agricultural:

0

Common:

56,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0200

01

1,738

114.4500

108.73

188,973

2002

2002

0

0

11.25

88.75

1 SFR MODULR

100% - 2024

Heated Area: 1488

HX Base Yr 2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2026

MLU

TOTAL OB/XF

6,984

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

167,714

6,984

56,000

230,698

30,739

199,959

51,411

148,548

230,698

6,984

210,271

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2685/347

12/13/2023

WD

U

I

30

224,000

GRANTOR: MANASCO MARY R

GRANTEE: MANASCO MARK

0768/0760

8/14/1996

WD

Q

I

29,000

GRANTOR: YARBERRY JAMES V JR

GRANTEE: MANASCO JOE & MARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-24,5] W25 W20 S31 E48 N31 W3 \$

UOP=[YR=2012;ORIG=0,0] W24 S5 E3 S16 E21 N21 \$

UCP=[YR=2012;ORIG=-21,36] E21 N15 W21 S15 \$

FEP=[YR=2012;ORIG=-49,5] N10 W12 S10 E12 \$

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