TRACT 32
CHARWOOD ESTATES PB 4/65

RIDDLE SABINE L/E/
44078 CHARWOOD DRIVE
CALLAHAN, FL 32011

2026

04-1N-25-2755-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

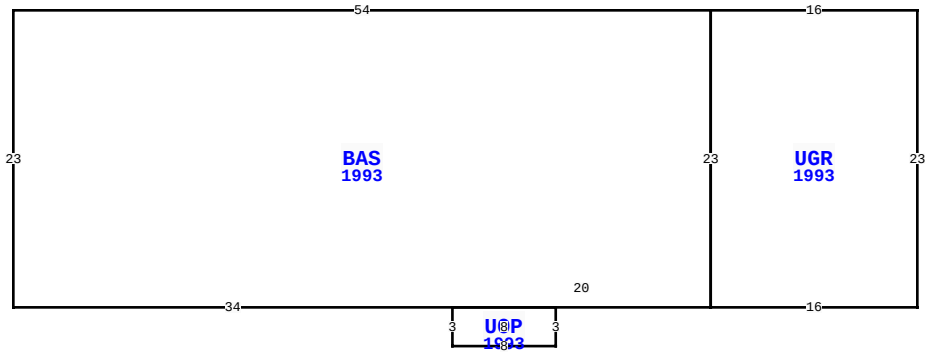
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1993	1,242	26,604
UGR	368	45	1993	166	3,556
UOP	24	25	1993	6	128
TOTALS	1,634			1,414	30,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,414	84.0000	71.40	100,960	1976	1976	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1242 HX Base Yr 1994



44078 CHARWOOD DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		30,288
TOTAL MARKET OB/XF VALUE		2,898
TOTAL LAND VALUE - MARKET		53,000
TOTAL MARKET VALUE		86,186
SOH/AGL Deduction		35,631
ASSESSED VALUE		50,555
TOTAL EXEMPTION VALUE	WX HX HB	30,555
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		86,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631786	CARPORT	12,053	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/535	1/24/2025	FJ	U	I	11	0
GRANTOR: RIDDLE CLIFFORD A EST						
GRANTEE: RIDDLE SABINE L/E						
0685/0643	7/22/1993	WD	Q	I		39,000
GRANTOR: WILDES GWEN ANN						
GRANTEE: RIDDLE CLIFFORD A						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W16 BAS=[YR=1993] W54 S23 E34 UOP=[YR=1993] S3E8 N3 W8$ E20 N23$ S23 E16 N23$.

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
1	0940	SHEDS/PORT	0	100	18	21	378.00	SF	30.00	30.00	100	1980	1980	3	20	2,268	
2	0681	POLE SHED	0	100	10	21	210.00	SF	15.00	15.00	100	1982	1982	3	20	630	

LAND DESCRIPTION

TOTAL OB/XF 2,898

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