TRACT 35
CHARWOOD ESTATES PB 4/65

BEASLEY JOAN
44002 CHARWOOD DR
CALLAHAN, FL 32011

2026

04-1N-25-2755-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

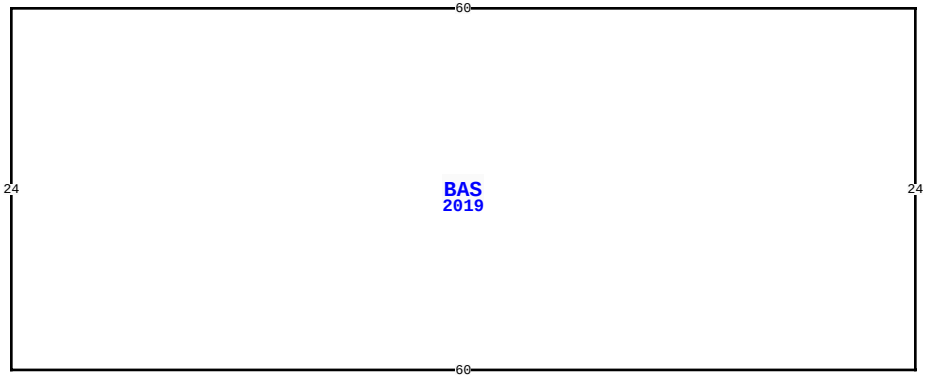
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2019	1,440	38,923
TOTALS	1,440			1,440	38,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	106.0000	90.10	129,744	1973	1973	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1440 HX Base Yr



44002 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	38,923
TOTAL MARKET OB/XF VALUE	184
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	93,107
SOH/AGL Deduction	19,785
ASSESSED VALUE	73,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,322
TOTAL JUST VALUE	93,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH1299	MH MOVE-ON	0	05/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2382/1547	5/18/2020	QC	U	I	11	100
GRANTOR: PETERS CLINTON						
GRANTEE: BEASLEY JOAN						
1167/0160	9/02/2003	PR	Q	I	01	100
GRANTOR: HALL SHERYL P/R						
GRANTEE: PETERS CLINTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S24 E60 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
1	0751	UOP	0	0	8	10	80.00	SF	10.00	10.00	100	1997	1997	3	23	184	

LAND DESCRIPTION

TOTAL OB/XF 184

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	0	0006	RM	0.00	0.00	1.08	AC		1.00	1.00	1.00	50,000.00	50,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.08 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS