

PT GOVT LOT 1 OF SEC 26-3N-24E
IN OR 2794/1132
ESMT IN OR 695/1796

MCLAIN NICK RAMZEY
36149 CHARIS WAY
CALLAHAN, FL 32011

2026

26-3N-24-0000-0001-0010



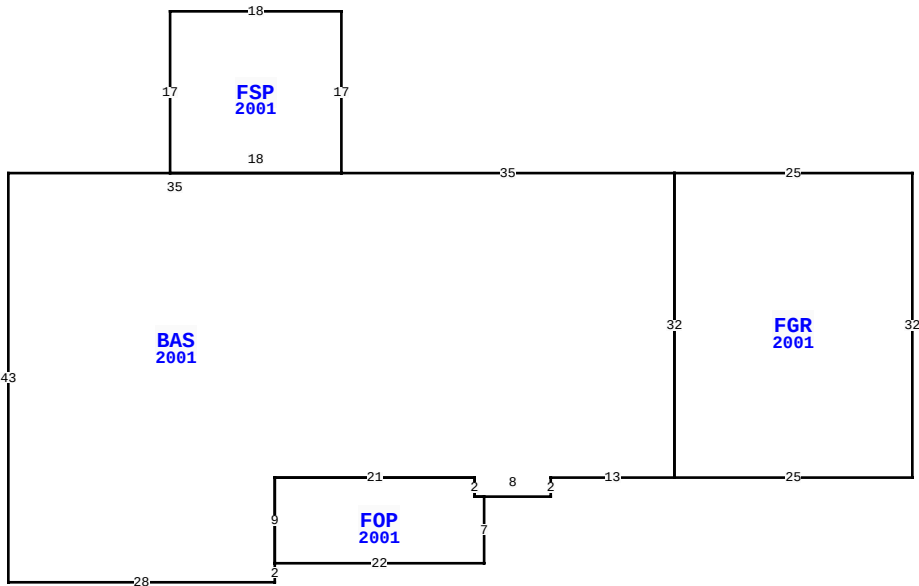
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,564	100	2001	2,564	301,909
FGR	800	55	2001	440	51,810
FOP	196	30	2001	59	6,947
FSP	306	40	2001	122	14,365
TOTALS	3,866			3,185	375,031

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00
3	0681	POLE SHED	0	0	10	8	80.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	1.12

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,185	95.7168	133.05	423,764	2001	2001	0	0
1 SNGL FAM 0% - 2026 Heated Area: 2564 HX Base Yr									
									
36149 CHARIS WAY, CALLAHAN									
BLD DATE: 05/12/2026 MLU									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00
3	0681	POLE SHED	0	0	10	8	80.00	SF	15.00

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 375,031									
TOTAL MARKET OB/XF VALUE 924									
TOTAL LAND VALUE - MARKET 44,920									
TOTAL MARKET VALUE 420,875									
SOH/AGL Deduction 0									
ASSESSED VALUE 420,875									
TOTAL EXEMPTION VALUE 0									
BASE TAXABLE VALUE 420,875									
TOTAL JUST VALUE 420,875									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 412,291									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007658	ROOF	22,900	06/14/2023
B973717	NEW CONSTR	103,921	02/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/1132	6/10/2025	WD	U	I	11	100
GRANTOR: NICHOLAS DAVID L & CO						
GRANTEE: MCLAIN NICK RAMZEY						
2778/1648	3/24/2025	WD	Q	I	01	490,000
GRANTOR: NICHOLAS DAVID L & CO						
GRANTEE: MCLAIN NICK RAMZEY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2001] W25 BAS=[YR=2001] W35 FSP=[YR=2001] N17 W18 S17 E18 \$ W35 S43 E28 N2 FOP=[YR=2001] E22 N7 W1 N2 W21 S9 \$ N9 E21 S2 E8 N2 E13 N32 \$ S32 E25 N 32 \$.									