LOTS 2 & 3
IN OR 2183/1373
1971 PEACH SW/MH

REWIS KENNETH
54255 CHURCH RD
CALLAHAN, FL 32011

2023

03-1N-25-1421-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	04	Quality Level 04

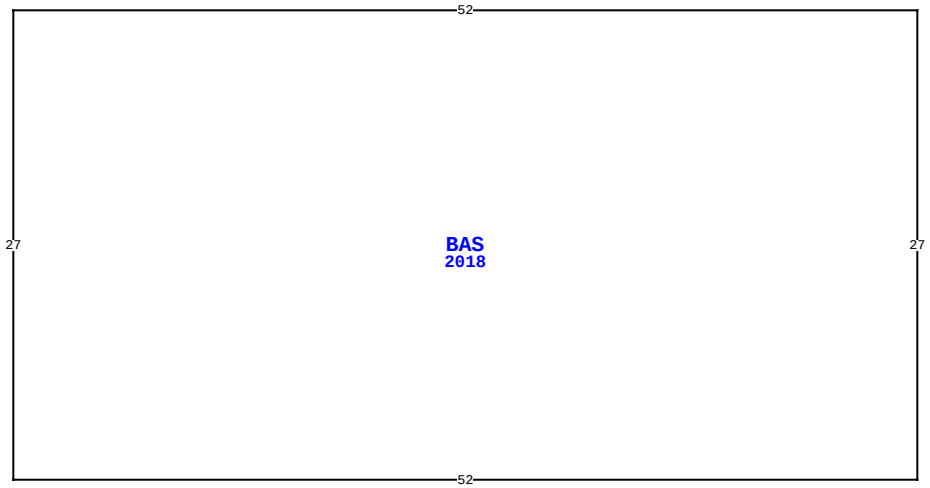
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	116,627
TOTALS	1,404		1,404	116,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	127.6000	89.32	125,405	2017	2017	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2019 Heated Area: 1404 HX Base Yr 2019



54255 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		116,627
TOTAL MARKET OB/XF VALUE		728
TOTAL LAND VALUE - MARKET		86,800
TOTAL MARKET VALUE		204,155
SOH/AGL Deduction		78,353
ASSESSED VALUE		125,802
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,802
TOTAL JUST VALUE		204,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000291	GARAGE	29,704	01/14/2020
18009474	CO ISSUED	0	09/18/2018
MH4347	MH MOVE-ON	0	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1373	3/14/2018	WD	U	I	37	20,000
GRANTOR: HASKINS WILLIAM M						
GRANTEE: REWIS KENNETH						
0770/1554	9/12/1996	WD	U	V	09	30,000
GRANTOR: CRAVEY JAMES J						
GRANTEE: HASKINS WILLIAM M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W52 S27 E52 N27$.

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
3	0810	CONCRETE A	0	100	32	10	320.00	SF	6.50	6.50	100	1980	1980	3	35	728	

LAND DESCRIPTION

TOTAL OB/XF 728

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.48	AC		1.00	1.00	1.00	35,000.00	35,000.00	86,800							

REVIEW DATE 08/10/2020 BY KB Total Acres: 2.48 Total Land Value: 86,800 Market: 0 Agricultural: 0 Common: 86,800 PRINTED 08/02/2023 BY SYS