LOT 8
IN OR 1099/1580
ROSE WOOD SUB PBK 3/65

MADDOX DEWEY DEWAYNE & LISSLEY
54099 ROSE ST
CALLAHAN, FL 32011

2024

33-2N-25-4040-0008-0000

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	13	LVT/LAMNT 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

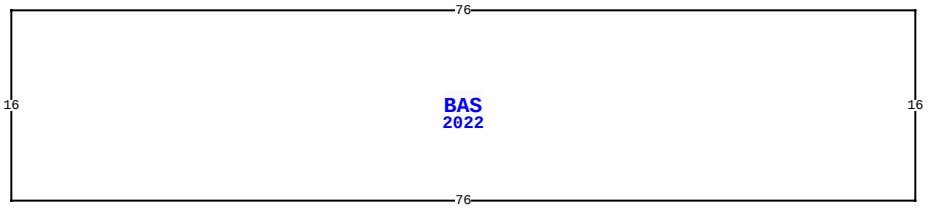
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	84,634
TOTALS	1,216		1,216	84,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.0000	87.00	105,792	2015	2015	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



55054 HART TER, 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	84,634
TOTAL MARKET OB/XF VALUE	3,072
TOTAL LAND VALUE - MARKET	23,100
TOTAL MARKET VALUE	110,806
SOH/AGL Deduction	0
ASSESSED VALUE	110,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,806
TOTAL JUST VALUE	110,806
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH-17117	CO ISSUED	0	12/30/2022
MH-17117	MH MOVE-ON	0	11/17/2022
22011939	DEMOLITION	0	08/04/2022
B23418	XFOB	4,496	03/01/2010
C5155	CO ISSUED	0	02/25/2009
MH5155	MH MOVE-ON	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1004	4/14/2021	QC	U	I	11	100
GRANTOR: MADDOX DEWEY D & SARA						
GRANTEE: MADDOX DEWEY DEWAYN						
1099/1580	12/10/2002	WD	U	I	01	7,000
GRANTOR: MADDOX BOBBY EARL ETA						
GRANTEE: MADDOX DEWEY D & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S16 E76 N16$.

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	0	22	11	242.00	SF	30.00	30.00	100	1985	1985	3	20	1,452	
2	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2010	2010	3	45	1,620	

LAND DESCRIPTION

TOTAL OB/XF 3,072

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	000102	C	SFR/MH	0		OR	0.00	0.00	0.33	AC		1.00	1.00	2.00	35,000.00	70,000.00	23,100							

REVIEW DATE 12/07/2022 BY KW Total Acres: 0.33 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 08/06/2024 BY SYS