

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

REWIS KENNETH  
54255 CHURCH RD  
CALLAHAN, FL 32011

2025

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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	YEAR
BAS	1,404	100	2018
TOTALS	1,404		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	M/H	94+	- 100%	- 2019									
				Heated Area: 1404				HX Base Yr	2019				
BLD DATE						LGL DATE	05/09/2025						MLU
XF DATE						LAND DATE							
INC DATE						AG DATE							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			129,436
TOTAL MARKET OB/XF VALUE			19,368
TOTAL LAND VALUE - MARKET			86,800
TOTAL MARKET VALUE			235,604
SOH/AGL Deduction			83,526
ASSESSED VALUE			152,078
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			101,356
TOTAL JUST VALUE			235,604
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,403

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						

EXTRA FEATURES																
L N	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	0810	CONCRETE A	0	100	32	10		6.50	6.50	100	1980	1980	3	30	624	
2	0940	SHEDS/PORT	0	100	30	12		30.00	30.00	100	2025	2018		78	8,424	
3	0351	CARPORT MT	0	100	40	30		10.00	10.00	100	2025	2020		86	10,320	

TOTAL OB/XF													19,368				
54255 CHURCH RD, CALLAHAN																	

BUILDING NOTES																	

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

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	2.48	AC		1.00	1.00	1.00	35,000.00	35,000.00	86,800							