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

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

**2025**

**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 |

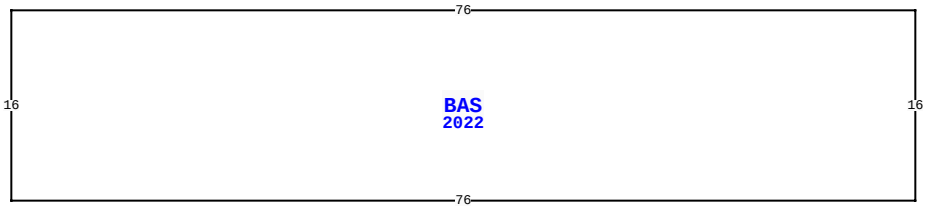
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,216 | 100 | 2022 | 1,216 | 89,924 |
| TOTALS | 1,216 | | | 1,216 | 89,924 |

## 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 | 98.60 | 119,898 | 2015 | 2015 | 0 | 0 | 0 | 25.00 | 75.00 |

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




55054 HART TER, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 89,924 |
| TOTAL MARKET OB/XF VALUE | 2,892 |
| TOTAL LAND VALUE - MARKET | 29,700 |
| TOTAL MARKET VALUE | 122,516 |
| SOH/AGL Deduction | 629 |
| ASSESSED VALUE | 121,887 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 121,887 |
| TOTAL JUST VALUE | 122,516 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 110,806 |

| 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 | Q | 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 | 40 | 1,440 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,892

| 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 | | OR | 0.00 | 0.00 | 0.33 | AC | | 1.00 | 1.00 | 2.00 | 45,000.00 | 90,000.00 | 29,700 | | | | | | | |

REVIEW DATE 12/07/2022 BY KW Total Acres: 0.33 Total Land Value: 29,700 Market: 0 Agricultural: 0 Common: 29,700 PRINTED 07/30/2025 BY SYS