LOTS 10 & 12
2015 DEST DW/MH
IN OR 1907/759

MADDOX DEWEY DEWAYNE
54099 ROSE ST
CALLAHAN, FL 32011

2025

33-2N-25-4040-0010-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

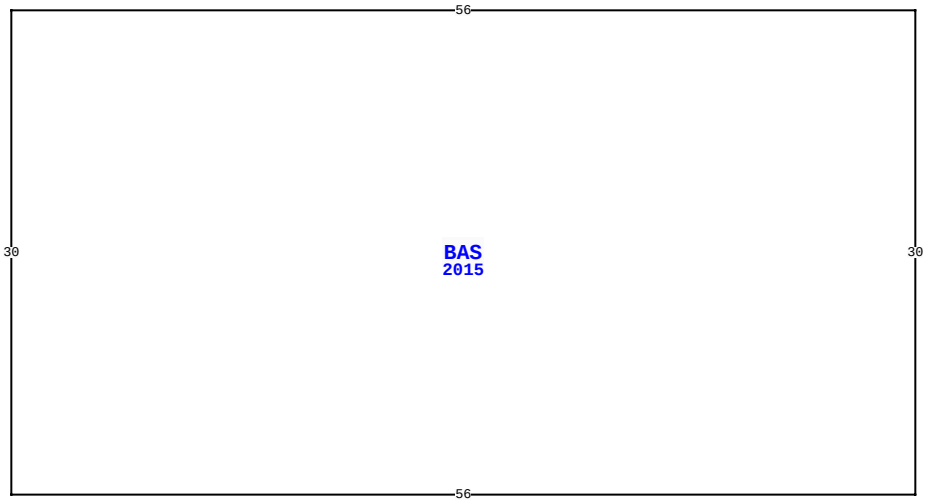
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2015	1,680	137,844
TOTALS	1,680			1,680	137,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.7000	109.40	183,792	2015	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2017 Heated Area: 1680 HX Base Yr 2017



54099 ROSE ST, 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		137,844
TOTAL MARKET OB/XF VALUE		6,069
TOTAL LAND VALUE - MARKET		37,125
TOTAL MARKET VALUE		181,038
SOH/AGL Deduction		77,389
ASSESSED VALUE		103,649
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,927
TOTAL JUST VALUE		181,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007615	CARPORT	31,298	08/21/2020
MH155617	CO ISSUED	0	03/03/2015
MH155617	MH MOVE-ON	0	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1907/0759	3/01/2014	QC	U	I	11	100

GRANTOR: MADDOX DEWEY DELVIN &
GRANTEE: MADDOX DEWEY DEWAYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S30 E56 N30$.

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	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2008	2008	3	31	496	
2	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00	10.00	100	2020	2020	3	86	5,573	

LAND DESCRIPTION

TOTAL OB/XF 6,069

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	100	0005	OR	0.00	0.00	0.66	AC		1.00	1.00	1.25	45,000.00	56,250.00	37,125							

REVIEW DATE 12/07/2022 BY KW Total Acres: 0.66 Total Land Value: 37,125 Market: 0 Agricultural: 0 Common: 37,125 PRINTED 07/30/2025 BY SYS