LOT 1 (SEC 4-1N-25-)
CROSS CREEK PB 6/124-125

OGLESBY WILMA STEPHANIE &/KNEPTON TODD JASON
44259 CROSS CREEK BLVD
CALLAHAN, FL 32011

2023

09-1N-25-026C-0001-0000

BUILDING CHARACTERISTICS

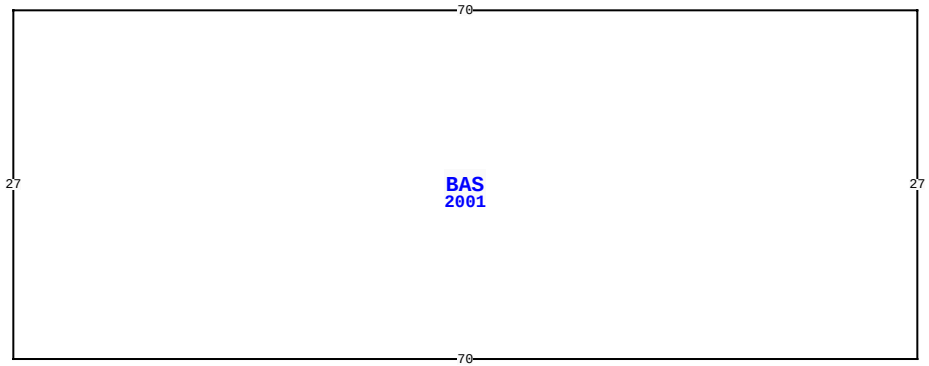
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,890	100	1,890	77,528
TOTALS	1,890		1,890	77,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	117.2000	82.04	155,056	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 2023 Heated Area: 1890 HX Base Yr



44259 CROSS CREEK BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	77,528
TOTAL MARKET OB/XF VALUE	10,871
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	138,399
SOH/AGL Deduction	0
ASSESSED VALUE	138,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,399
TOTAL JUST VALUE	138,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,306

BLDG:1:4: 2001 SPRI (2002)
BLDG:1:3: RP: 12063721 12063723
BLDG:1:1: DW/MH/ID GAFLY34A(B)32061SH21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001689	REPAIR/RRF	22,000	01/31/2022
B007649	FOUNDATION	3,000	09/01/2000
MH003293	MH MOVE-ON	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1350	7/18/2022	WD	Q	I	01	225,000
GRANTOR: WALTERS JOHN A JR & B						
GRANTEE: OGLESBY WILMA STEPH						
0964/0772	12/29/2000	WD	Q	I		96,200
GRANTOR: SEDA SMART HOMES						
GRANTEE: WALTERS JOHN A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W70 S27 E70 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
3	0748	M/H FONDTN	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	100	5,000	
4	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	2009	2009	3	45	576	
5	1242	WD DECK A	0	0	0	0	416.00	SF	10.00	10.00	100	2005	2005	3	27	1,123	
6	1242	WD DECK A	0	0	44	12	528.00	SF	10.00	10.00	100	2003	2003	3	22	1,162	

LAND DESCRIPTION

TOTAL OB/XF 10,871

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	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/08/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS