LOT 2 (SEC 4-1N-25)
CROSS CREEK PB 6/124-125

ALDRIDGE RAYMOND & TIFFANY
44237 CROSS CREEK BLVD
CALLAHAN, FL 32011

2023

09-1N-25-026C-0002-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

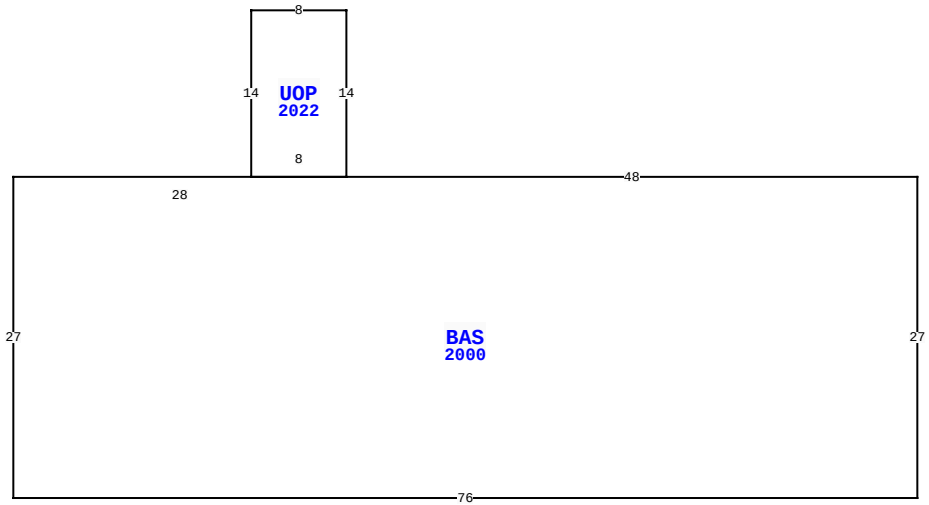
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	120,968
UOP	112	25	28	1,651
TOTALS	2,164		2,080	122,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,080	127.6000	89.32	185,786	1999	2009	0	0	0	34.00	66.00

1 M/H 94+ – 0% - 2023 Heated Area: 2052 HX Base Yr



44237 CROSS CREEK BLVD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	122,619
TOTAL MARKET OB/XF VALUE	16,995
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	189,614
SOH/AGL Deduction	0
ASSESSED VALUE	189,614
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,614
TOTAL JUST VALUE	189,614
NCON VALUE	4,850
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307975	GARAGE 520 SQFT	34,569	06/21/2023
MH992620	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/0338	3/17/2023	WD	Q	I	01	289,000
GRANTOR: SPIRES ROBERT & RICKE						
GRANTEE: ALDRIDGE RAYMOND &						
2584/0488	8/12/2022	WD	U	I	37	125,000
GRANTOR: BAILEY CATHY J						
GRANTEE: SPIRES ROBERT & RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 UOP=[YR=2022] N14 W8 S14 E8$ W28 S27 E76 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	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
2	0810	CONCRETE A	0	0	0	0	2,050.00	SF	6.50	6.50	100	2000	2000	3	80	10,660	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
4	0680	POLE SHED	0	0	20	16	320.00	SF	10.00	10.00	100	2022	2022	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 16,995

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 01/31/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS