

LOT 4
IN OR 1449/941 & OR 1566/385
1999 FTWD DW/MH

TINGEN KIMBERLY M
44175 CROSS CREEK BLVD
CALLAHAN, FL 32011

2023

09-1N-25-026C-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	30	VINYL 100	0800	02	2,086	123.2000	86.24	179,897	1999	2004	0	0	0	44.00	56.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2007													Heated Area: 2052													HX Base Yr 2007												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	04	PLYWOOD 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	08	SHT VINYL 20																																							
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			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	2,052	100	2,052	99,100																																					
PTO	680	5	34	1,642																																					
TOTALS			2,732		2,086	100,742																																			
EXTRA FEATURES					44175 CROSS CREEK BLVD, CALLAHAN																																				
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	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160																										
2	0510	GARAGE WD-	0 100	32	8	352.00	SF	35.00	35.00	100	2001	2001	3	30	3,696																										
3	0748	M/H FONDTN	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	100	5,000																										
4	1242	WD DECK A	0 100	5	5	25.00	SF	10.00	10.00	100	2004	2004	3	24	60																										
5	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	20	2004	2004	3	20	512																										
6	0940	SHEDS/PORT	0 100	10	12	120.00	SF	18.30	18.30	20	2004	2004	3	20	439																										
7	0350	CARPORT WD	0 100	32	12	384.00	SF	13.00	13.00	20	2004	2004	3	20	998																										
LAND DESCRIPTION			TOTAL OB/XF 10,865																																						
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	000102	C	SFR/MH	100	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																																									