LOT 5
CROSS CREEK PB 6/124-125

SPIRES ROBERT KEITH
146 DALTON AVE
INTERLACHEN, FL 32148

2023

09-1N-25-026C-0005-0000

BUILDING CHARACTERISTICS

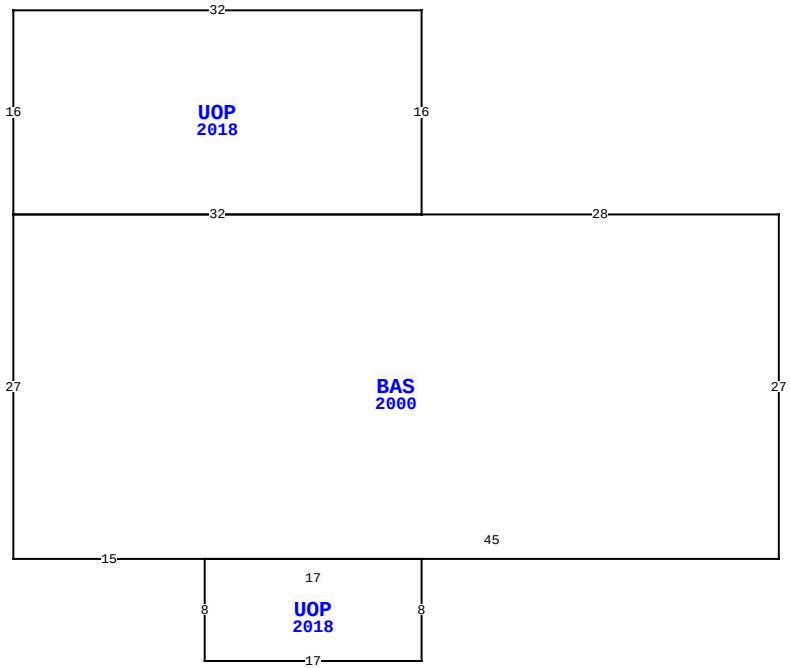
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,620	100	1,620	29,434
UOP	136	25	34	618
UOP	512	25	128	2,326
TOTALS	2,268		1,782	32,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
0800	02	1,782	123.6000	86.52	154,179	1999	1999	0	0	25	54.00	21.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



44155 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	32,378
TOTAL MARKET OB/XF VALUE	17,428
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	99,806
SOH/AGL Deduction	24,363
ASSESSED VALUE	75,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,443
TOTAL JUST VALUE	99,806
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992619	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0869	11/25/2019	WD	Q	I	01	75,000
GRANTOR: SELPH JIMMY C JR & CA						
GRANTEE: SPIRES ROBERT KEITH						
1229/1219	5/11/2004	WD	U	I	05	78,000
GRANTOR: BOMBARDIER CAPITAL IN						
GRANTEE: SELPH JIMMY C JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W28 UOP=[YR=2018] N16 W32 S16 E32$ W32 S27 E15
UOP=[YR=2018] S8 E17 N8 W17$ E45 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
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	
5	0681	POLE SHED	0	0	45	30	1,350.00	SF	15.00	15.00	100	2008	2008	3	56	11,340	
6	0681	POLE SHED	0	0	15	10	150.00	SF	15.00	15.00	100	2009	2009	3	60	1,350	
7	1242	WD DECK A	0	0	0	0	100.00	SF	10.00	10.00	100	2017	2017	3	82	820	
8	1242	WD DECK A	0	0	0	0	115.00	SF	10.00	10.00	100	2017	2017	3	82	943	

LAND DESCRIPTION

TOTAL OB/XF 17,428

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS