LOT 6 2003 CLSI DW/MH
IN OR 1913/1898
CROSS CREEK PB 6/124-125

STILLWAGON CARL V & JOYCE A
44141 CROSS CREEK BLVD
CALLAHAN, FL 32011

2023

09-1N-25-026C-0006-0000

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	11	CLAY TILE 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	04	Quality Level 04

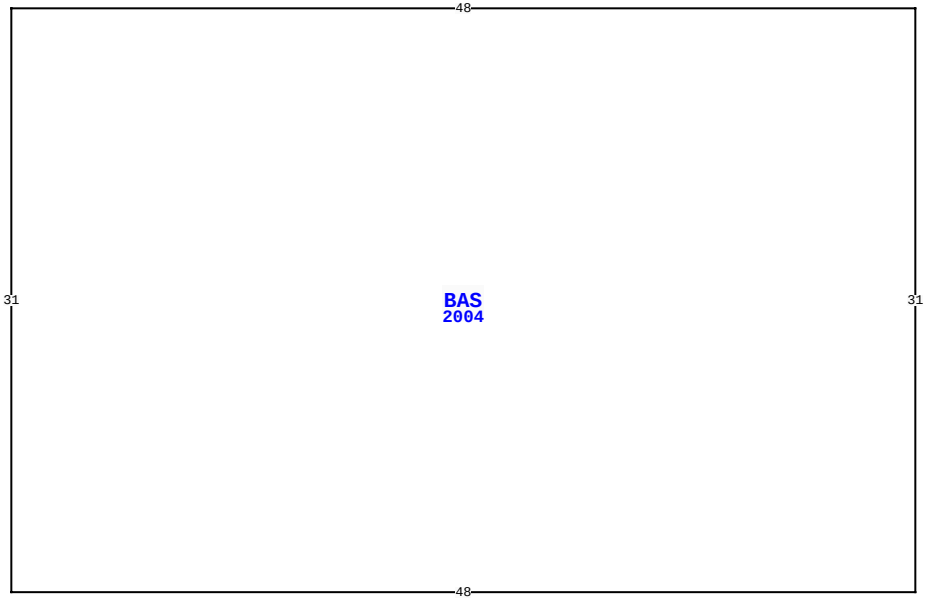
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	73,747
TOTALS	1,488		1,488	73,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	131.1200	91.78	136,569	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 1488 HX Base Yr



44141 CROSS CREEK BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	73,747
TOTAL MARKET OB/XF VALUE	8,035
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	131,782
SOH/AGL Deduction	24,587
ASSESSED VALUE	107,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,195
TOTAL JUST VALUE	131,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4364	MH MOVE-ON	0	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1913/1898	4/21/2014	WD	Q	I	01	99,000
GRANTOR: ROGER JASON A & TIA						
GRANTEE: STILLWAGON CARL V &						
1223/1893	4/19/2004	WD	Q	V		28,000
GRANTOR: SWEAT ROBERT G JR						
GRANTEE: ROGERS JASON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S31 E48 N31$.

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
4	1242	WD DECK A	0	0	0	0	230.00	SF	10.00	10.00	100	2006	2006	3	31	713	
5	0811	CONCRETE B	0	0	0	0	1,600.00	SF	5.20	5.20	100	2006	2006	3	88	7,322	

LAND DESCRIPTION

TOTAL OB/XF 8,035

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