LOT 7
CROSS CREEK PB 6/124-125

SANDEL JOSEPH & ERIKA BROCK-PRICE
44123 CROSS CREEK BLVD
CALLAHAN, FL 32011

2023

09-1N-25-026C-0007-0000

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	13	LVT/LAMNT 100
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

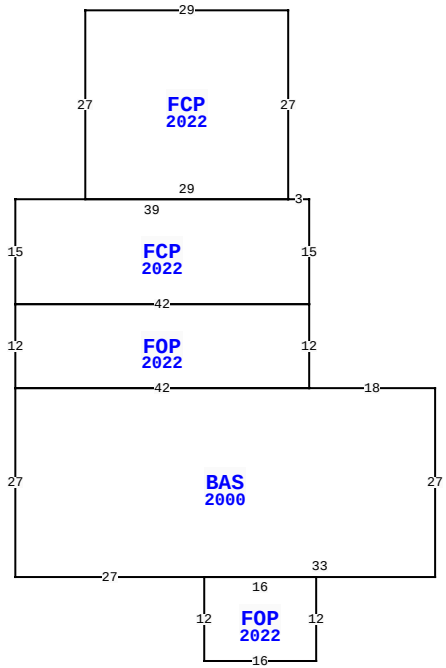
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	97,397
FCP	630	25	158	9,500
FCP	783	25	196	11,784
FOP	192	30	58	3,487
FOP	504	30	151	9,078
TOTALS	3,729		2,183	131,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,183	134.2000	93.94	205,071	2000	2008	0	0	0	36.00	64.00

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



44123 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	131,245
TOTAL MARKET OB/XF VALUE	17,171
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	198,416
SOH/AGL Deduction	54,335
ASSESSED VALUE	144,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,081
TOTAL JUST VALUE	198,416
NCON VALUE	47,999
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/558	5/01/2023	WD	Q	I	01	289,000
GRANTOR: SPIRES ROBERT K						
GRANTEE: SANDEL JOSEPH & ERI						
2286/1741	6/28/2019	WD	Q	I	02	85,700
GRANTOR: PEJSA LEE						
GRANTEE: SPIRES ROBERT K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W18 FOP=[YR=2022] N12 FCP=[YR=2022] N15 W3 FCP=[YR=2022] N27 W29 S27 E29$ W39 S15 E42$ W42 S12 E42$ W42 S27 E27 FOP=[YR=2022] S12 E16 N12 W16$ E33 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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
6	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	27	972	
7	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	2005	2005	3	44	1,584	
8	0351	CARPORT MT	0	0	40	30	1,200.00	SF	10.00	10.00	100	2021	2021	3	97	11,640	

LAND DESCRIPTION

TOTAL OB/XF 17,171

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