

LOT 8 2002 CLASSIC DW
IN OR 2121/367
CROSS CREEK PB 6/124-125

ADAMS JUNE N L/E/
44099 CROSS CREEK BLVD
CALLAHAN, FL 32011

2023

09-1N-25-026C-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	

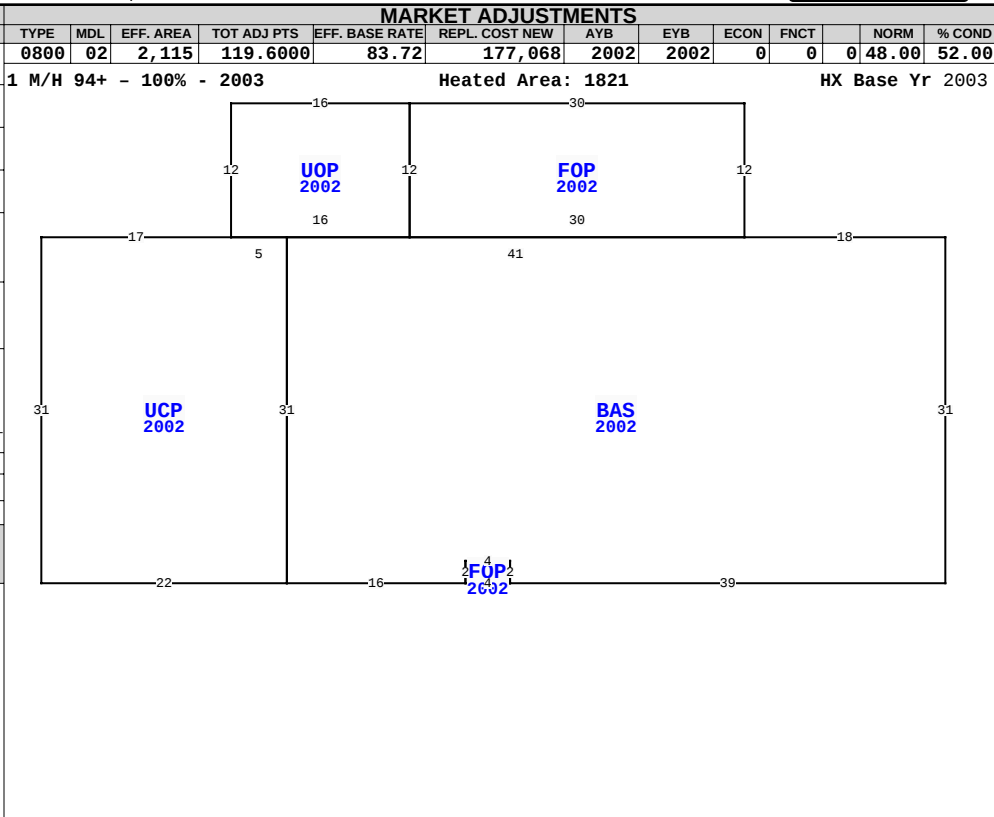
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100	1,821	79,276
FOP	8	30	2	87
FOP	360	30	108	4,702
UCP	682	20	136	5,921
UOP	192	25	48	2,090

TOTALS	3,063		2,115	92,075
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0812	CONCRETE C	0 100	0	0	1,693.00	SF	4.00	4.00
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	1242	WD DECK A	0 100	14	8	112.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006		0.00	0.00	1.00

REVIEW DATE 05/08/2019 BY KBA



44099 CROSS CREEK BLVD, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0812	CONCRETE C	0 100	0	0	1,693.00	SF	4.00	4.00	100	2002	2002	3	83	5,621	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
5	1242	WD DECK A	0 100	14	8	112.00	SF	10.00	10.00	100	2004	2004	3	24	269	

TOTAL OB/XF										8,935									
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
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		

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										6									
VALUATION BY										STANDARD									
Tax Group: 6										Tax Dist:									
BUILDING MARKET VALUE										92,075									
TOTAL MARKET OB/XF VALUE										8,935									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										151,010									
SOH/AGL Deduction										69,875									
ASSESSED VALUE										81,135									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										31,135									
TOTAL JUST VALUE										151,010									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										112,289									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9683	NEW CONSTR	0	06/01/2002
M6027	H/AC	0	06/01/2002
MH3847	MH MOVE-ON	0	04/01/2002
P5659	NEW CONSTR	0	04/01/2002

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/0367	5/18/2017	LE	U	I	11	100
GRANTOR: ADAMS JUNE						
GRANTEE: KRAMER DEBRA A						
1054/1615	5/08/2002	WD	Q	V		19,100
GRANTOR: SEMANIK INVESTMENT CO						
GRANTEE: ADAMS THOMAS & JUNE						

SALES DATA						
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GRANTEE: ADAMS THOMAS & JUNE						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2002] W18 FOP=[YR=2002] N12 W30 UOP=[YR=2002] W16 S12 UCP=[YR=2002] W17 S31 E22 N31 W5 \$ E16 N12 \$ S12 E30 \$ W41 S31 E16 FOP=[YR=2002] E4 N2 W4 S2 \$ N2 E4 S2 E39 N31 \$.						