LOT 9
IN OR 938/908
2000 FTWD DW/MH

MORGAN RICHARD A & AIMEE J
44079 CROSS CREEK BLVD
CALLAHAN, FL 32011

2023

09-1N-25-026C-0009-0000

BUILDING CHARACTERISTICS

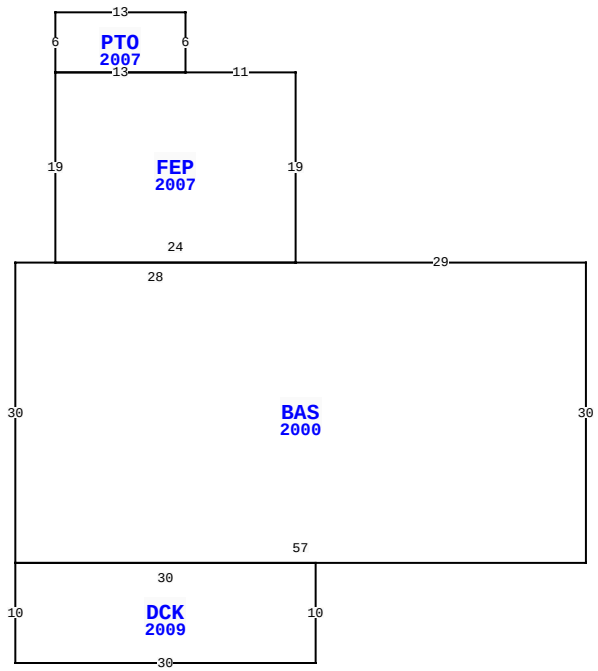
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,710	100	1,710	70,096
DCK	300	15	45	1,845
FEP	456	85	388	15,905
PTO	78	5	4	164
TOTALS	2,544		2,147	88,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,147	122.0000	85.40	183,354	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ - 100% - 2001 Heated Area: 2098 HX Base Yr 2001



44079 CROSS CREEK BLVD, CALLAHAN

BLD DATE	02/29/2008 KWJW	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		88,010
TOTAL MARKET OB/XF VALUE		32,168
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		170,178
SOH/AGL Deduction		84,477
ASSESSED VALUE		85,701
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,701
TOTAL JUST VALUE		170,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632885	GARAGE	32,134	08/01/2016
R1313374	REPAIR/RRF	0	03/01/2013
B23070	XFOB	11,361	11/01/2009
B996619	FOUNDATION	2,970	11/01/1999
MH9929	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0938/0908	6/26/2000	WD	U	I	11	90,000
GRANTOR: SEDA SMART HOMES INC						
GRANTEE: MORGAN RICHARD & AI						
0911/0063	12/13/1999	WD	U	V	19	12,500
GRANTOR: FORD THOMAS R						
GRANTEE: SEDA SMART HOMES IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W29 FEP=[YR=2007] N19 W11 PTO=[YR=2007] N6 W13 S6 E13$ W13 S19 E24$ W28 S30 DCK=[YR=2009] S10 E30 N10 W30$ E57 N30$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
4	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1999	1999	3	100	5,000	
5	0810	CONCRETE A	0	100	0	0	158.00	SF	6.50	6.50	100	2004	2004	3	86	883	
8	0810	CONCRETE A	0	100	23	16	368.00	SF	6.50	6.50	100	2009	2009	3	91	2,177	
10	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2016	2016	3	84	21,168	

LAND DESCRIPTION

TOTAL OB/XF 32,168

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	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