

SCHUMACHER DUANE J
44061 CROSS CREEK BLVD
CALLAHAN, FL 32011

09-1N-25-026C-0010-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units

12 05 14 08 03 04

MODULAR MT 100 DRYWALL 100 CARPET 80 SHT VINYL 20 CENTRAL 100 AIR DUCTED 100 4 100 2 100 WOOD FRAME 100 1. 1. 100 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

2,280

100

2,280

102,246

TOTALS

2,280

2,280

102,246

EXTRA FEATURES

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2002

2002

3

87

3,045

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0800022,280123.200086.24196,627200220020048.0052.00

1 M/H 94+ - 100% - 2009Heated Area: 2280HX Base Yr 2009

BAS
2002

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE102,246

TOTAL MARKET OB/XF VALUE3,045

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE155,291

SOH/AGL Deduction73,272

ASSESSED VALUE82,019

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE32,019

TOTAL JUST VALUE155,291

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE116,402

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH3864MH MOVE-ON006/01/2002

E9792NEW CONSTR006/01/2002

P5735NEW CONSTR006/01/2002

M6069H/AC006/01/2002

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1754/15493/25/2011QC U I I11100

GRANTOR: SCHUMACHER RHONDA

GRANTEE: SCHUMACHER DUANE J

1582/10348/27/2008WD Q Q I I139,700

GRANTOR: MARTIN CINDY & KENNET

GRANTEE: SCHUMACHER DUANE J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S30 E76 N30 \$.