LOT 13 2003 NOBILITY DW
IN OR 2228/1205
CROSS CREEK PB 6/124-125

RICH JOHN W
44078 CROSS CREEK BLVD
CALLAHAN, FL 32011

2023

09-1N-25-026C-0013-0000

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	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	06	Quality Level 06

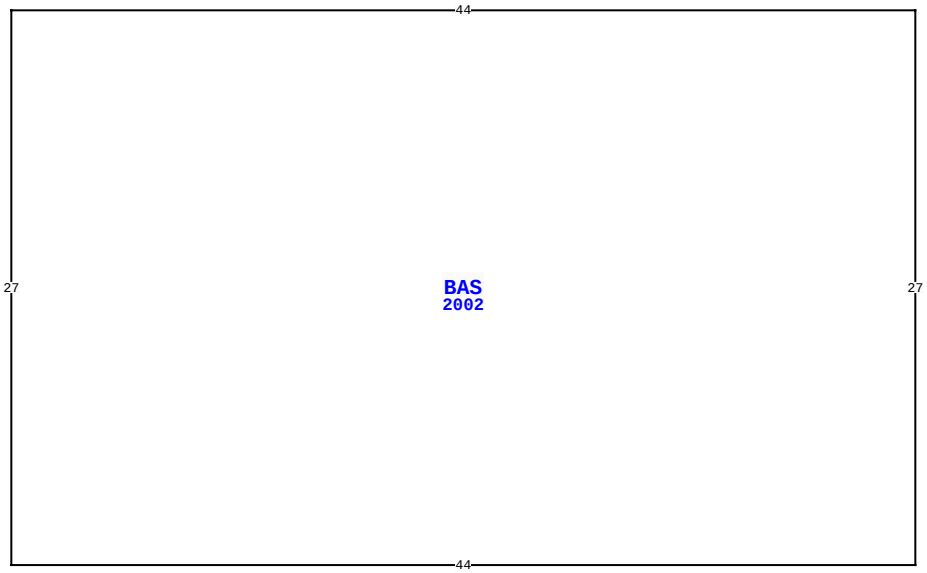
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	95,895
TOTALS	1,188		1,188	95,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	160.1600	112.11	133,187	2002	2012	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2019 Heated Area: 1188 HX Base Yr 2019



44078 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		95,895
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		148,940
SOH/AGL Deduction		60,059
ASSESSED VALUE		88,881
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,881
TOTAL JUST VALUE		148,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10145	NEW CONSTR	0	09/01/2002
MH3920	MH MOVE-ON	0	07/01/2002
P5938	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2228/1205	9/28/2018	WD	Q	I	01	119,900
GRANTOR: RATLIFF ROBERT E & AM						
GRANTEE: RICH JOHN W						
1070/1479	7/25/2002	WD	Q	V		18,000
GRANTOR: SEMANIK INVESTMENT CO						
GRANTEE: RATLIFF ROBERT E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W44 S27 E44 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
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

TOTAL OB/XF 3,045

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