LOT 14
IN OR 900/1171
R787776 & R787777

KUSKE RICHARD M SR & BARBARA
44110 CROSS CREEK BLVD
CALLAHAN, FL 32011

2023

09-1N-25-026C-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

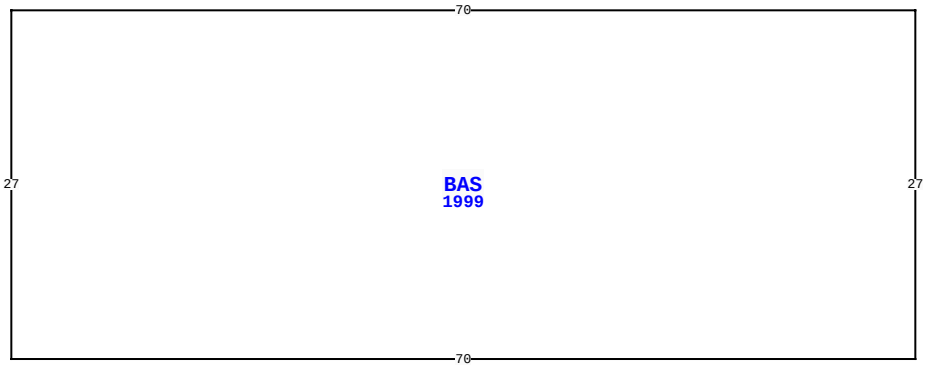
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	74,977
TOTALS	1,890		1,890	74,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	123.2000	86.24	162,994	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2000 Heated Area: 1890 HX Base Yr 2000



44110 CROSS CREEK BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		74,977
TOTAL MARKET OB/XF VALUE		27,906
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		152,883
SOH/AGL Deduction		70,719
ASSESSED VALUE		82,164
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,164
TOTAL JUST VALUE		152,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992801	MH MOVE-ON	0	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0900/1171	9/24/1999	WD	U	I	11	95,300
GRANTOR: SEDA SMART HOMES INC						
GRANTEE: KUSKE RICHARD SR &						
0894/1323	8/10/1999	WD	U	V	19	20,000
GRANTOR: FORD THOMAS R						
GRANTEE: SEDA SMART HOMES IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W70 S27 E70 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1999	1999	3	20	720	
3	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	0	0	3	100	5,000	
4	0855	CONC PAVER	0	100	0	0	2,160.00	SF	10.00	10.00	100	2005	2005	3	87	18,792	
5	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	2005	2005	3	27	454	

LAND DESCRIPTION

TOTAL OB/XF 27,906

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