LOT 15 IN OR 1803/1975
1999 FTWD DW/MH
CROSS CREEK PB 6/124-125

SPIRES ROBERT KEITH
44441 ARTESIAN BLVD
CALLAHAN, FL 32011

2023

09-1N-25-026C-0015-0000

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	13	LVT/LAMNT 100
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	04	Quality Level 04

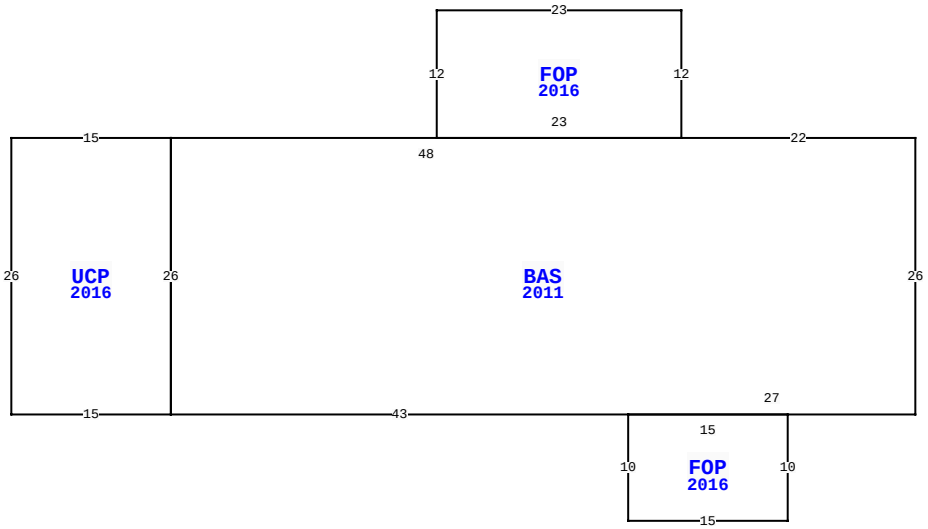
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	95,744
FOP	150	30	45	2,367
FOP	276	30	83	4,366
UCP	390	20	78	4,103
TOTALS	2,636		2,026	106,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,026	134.2000	93.94	190,322	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1820 HX Base Yr



44154 CROSS CREEK BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	106,580
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	156,580
SOH/AGL Deduction	49,152
ASSESSED VALUE	107,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,428
TOTAL JUST VALUE	156,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992618	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1803/1975	7/17/2012	WD	U	I	12	35,000
GRANTOR: ALBERT KRISTI M & KEN						
GRANTEE: SPIRES ROBERT KEITH						
0933/0210	5/22/2000	WD	Q	I		96,400
GRANTOR: SEDA SMART HOMES INC						
GRANTEE: ALBERT KRISTI & KEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W22 FOP=[YR=2016] N12 W23 S12 E23$ W48
UCP=[YR=2016] W15 S26 E15 N26$ S26 E43 FOP=[YR=2016] S10 E15
N10 W15$ E27 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS