LOT 16
IN OR 1753/1808
R787759 & R787760

SPIRES ROBERT KEITH
44441 ARTESIAN BLVD
CALLAHAN, FL 32011

2023

09-1N-25-026C-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

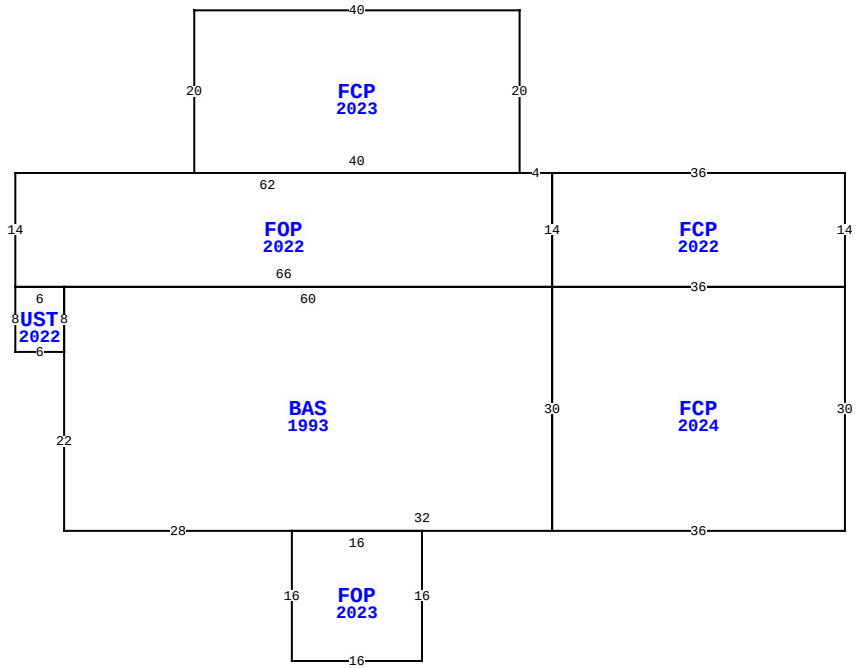
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,800	100	1,800	91,496
FCP	504	25	126	6,405
FCP	800	25	200	10,166
FCP	1,080	25	270	13,725
FOP	924	30	277	14,080
FOP	256	30	77	3,914
UST	48	55	26	1,322
TOTALS	5,412		2,776	141,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,776	125.2000	87.64	243,289	1999	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 1800 HX Base Yr



44204 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	141,108
TOTAL MARKET OB/XF VALUE	42,179
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	233,287
SOH/AGL Deduction	45,655
ASSESSED VALUE	187,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,632
TOTAL JUST VALUE	233,287
NCON VALUE	77,107
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1753/1808	8/29/2011	WD	U	I	18	60,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: SPIRES ROBERT KEITH						
1745/1140	6/29/2011	WD	U	I	11	100
GRANTOR: US BANK N A						
GRANTEE: SECRETARY OF DEPT O						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W36 FOP=[YR=2022] W4 FCP=[YR=2023] N20 W40 S20 E40$ W62 S14 UST=[YR=2022] S8 E6 BAS=[YR=1993] S22 E28 FOP=[YR=2023] S16 E16 N16 W16$ E32 FCP=[YR=2024] E36 N30 W36 S30$ N30 W60 S8$ N8 W6$ E66 N14$ S14 E36 N14$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
5	0812	CONCRETE C	0	0	0	0	1,530.00	SF	3.00	3.00	100	2003	2003	3	84	3,856	
6	0810	CONCRETE A	0	0	0	0	986.00	SF	4.88	4.88	100	2011	2011	3	93	4,470	
8	0475	VF 4 SBPL	0	0	0	0	228.00	LF	14.00	14.00	100	2011	2011	3	83	2,649	
9	0469	VF LATTIC	0	0	0	0	228.00	SF	2.75	2.75	100	2011	2011	3	83	520	
10	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249	
11	0811	CONCRETE B	0	0	0	0	1,180.00	SF	5.20	5.20	100	2020	2020	3	99	6,075	
12	0510	GARAGE WD-	0	0	40	14	560.00	SF	35.00	35.00	100	2020	2020	3	95	18,620	
13	0680	POLE SHED	0	0	40	7	280.00	SF	10.00	10.00	100	2022	2022	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 42,179

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 02/01/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS