LOT 1 (SEC 4-1N-25-)
CROSS CREEK PB 6/124-125

OGLESBY WILMA STEPHANIE/KNEPTON TODD JASON
44259 CROSS CREEK BLVD
CALLAHAN, FL 32011

2024

09-1N-25-026C-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

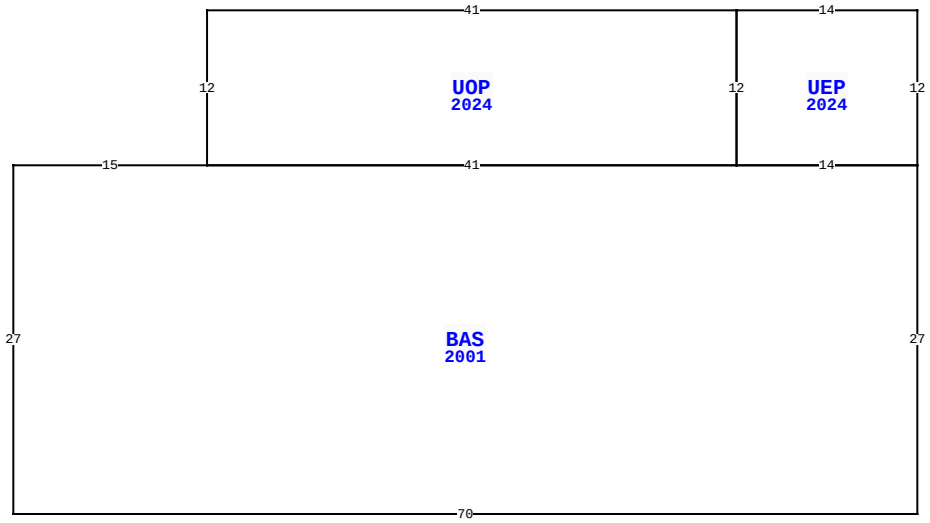
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,890	100	1,890	106,353
UEP	168	70	118	6,640
UOP	492	25	123	6,921
TOTALS	2,550		2,131	119,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,131	129.3600	97.02	206,750	2001	2006	0	0	0	42.00	58.00

1 M/H 94+ – 50% - 2024 Heated Area: 1890 HX Base Yr 2024



44259 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		119,915
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		172,890
SOH/AGL Deduction		32,484
ASSESSED VALUE		140,406
TOTAL EXEMPTION VALUE	HA HAB	28,961
BASE TAXABLE VALUE		111,445
TOTAL JUST VALUE		172,890
NCON VALUE		13,561
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001689	REPAIR/RRF	22,000	01/31/2022
B007649	FOUNDATION	3,000	09/01/2000
MH003293	MH MOVE-ON	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1350	7/18/2022	WD	Q	I	01	225,000
GRANTOR: WALTERS JOHN A JR & B						
GRANTEE: OGLESBY WILMA STEPH						
0964/0772	12/29/2000	WD	Q	I		96,200
GRANTOR: SEDA SMART HOMES						
GRANTEE: WALTERS JOHN A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W14 W41 W15 S27 E70 N27 $
UOP=[YR=2024;ORIG=-55,-12] E41 S12 W41 N12 $
UEP=[YR=2024;ORIG=-14,-12] E14 S12 W14 N12 $
.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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

REVIEW DATE 12/20/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS