LOT 5
CROSS CREEK PB 6/124-125

SPIRES ROBERT KEITH
146 DALTON AVE
INTERLACHEN, FL 32148

2024

09-1N-25-026C-0005-0000

BUILDING CHARACTERISTICS

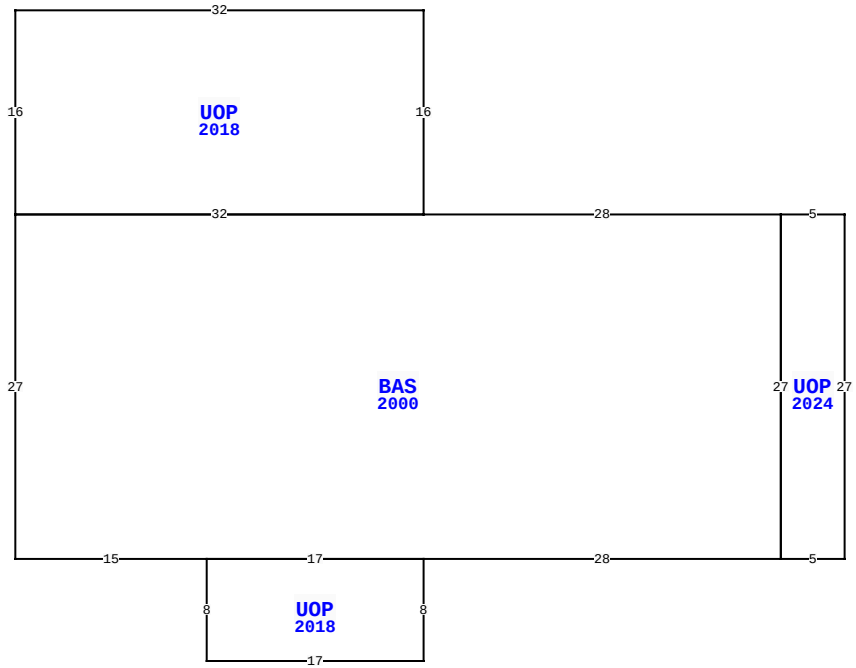
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,620	100	1,620	30,035
UOP	136	25	34	630
UOP	512	25	128	2,373
UOP	135	25	34	630
TOTALS	2,403		1,816	33,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
0800	02	1,816	123.6000	92.70	168,343	1999	1999	0	0	25	56.00	20.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



44155 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	33,669
TOTAL MARKET OB/XF VALUE	36,606
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	120,275
SOH/AGL Deduction	30,315
ASSESSED VALUE	89,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,960
TOTAL JUST VALUE	120,275
NCON VALUE	7,686
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,806

GR/UT (30X45) W/ SIDE (24X30) PL SHED + (10X15) RE

BLDG:1:4: 1999 FLEE (2001)

BLDG:1:3: RP: 12190212 & 12190207

BLDG:1:1: DW/MH/ID: GAFLX34(A/B)29165SL21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992619	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0869	11/25/2019	WD	Q	I	01	75,000
GRANTOR: SELPH JIMMY C JR & CA						
GRANTEE: SPIRES ROBERT KEITH						
1229/1219	5/11/2004	WD	U	I	05	78,000
GRANTOR: BOMBARDIER CAPITAL IN						
GRANTEE: SELPH JIMMY C JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W28 W32 S27 E15 E17 E28 N27 $
UOP=[YR=2018;ORIG=-28,0] N16 W32 S16 E32 $
UOP=[YR=2018;ORIG=-45,27] S8 E17 N8 W17 $
UOP=[YR=2024;ORIG=5,27] W5 N27 E5 S27 $
.

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	2000	2000	3	84	2,940	
2	0510	GARAGE WD-	0	0	45	30	1,350.00	SF	35.00	35.00	100	2008	2008	3	52	24,570	
3	0681	POLE SHED	0	0	15	10	150.00	SF	15.00	15.00	100	2009	2009	3	56	1,260	
4	1242	WD DECK A	0	0	0	0	100.00	SF	10.00	10.00	100	2017	2017	3	78	780	
6	0680	POLE SHED	0	0	30	24	720.00	SF	10.00	10.00	100	2024	2022		98	7,056	

LAND DESCRIPTION

TOTAL OB/XF 36,606

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS