

LOT 8 2002 CLASSIC DW
IN OR 2121/367
CROSS CREEK PB 6/124-125

ADAMS JUNE N L/E/
44099 CROSS CREEK BLVD
CALLAHAN, FL 32011

2024

09-1N-25-026C-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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		

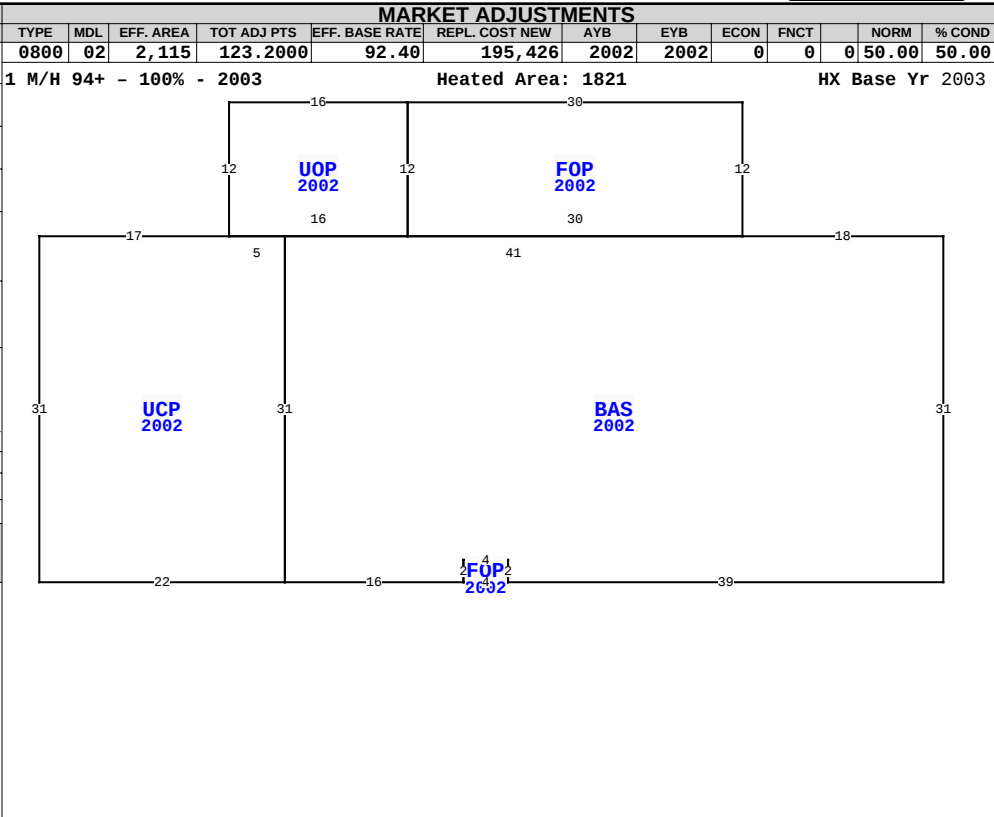
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100	1,821	84,130
FOP	8	30	2	93
FOP	360	30	108	4,990
UCP	682	20	136	6,283
UOP	192	25	48	2,218

TOTALS	3,063		2,115	97,713
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,693.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	1242	WD DECK A	0 100	14	8	112.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	05/10/2024	BY	TWA
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44099 CROSS CREEK BLVD, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
8,809									

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8,809									

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		97,713	
TOTAL MARKET OB/XF VALUE		8,809	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		156,522	
SOH/AGL Deduction		70,098	
ASSESSED VALUE		86,424	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		36,424	
TOTAL JUST VALUE		156,522	
NCON VALUE		2,855	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		151,010	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9683	NEW CONSTR	0	06/01/2002
M6027	H/AC	0	06/01/2002
MH3847	MH MOVE-ON	0	04/01/2002
P5659	NEW CONSTR	0	04/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2121/0367	5/18/2017	LE	U	I	11
GRANTOR: ADAMS JUNE					
GRANTEE: KRAMER DEBRA A					
1054/1615	5/08/2002	WD	Q	V	
GRANTOR: SEMANIK INVESTMENT CO					
GRANTEE: ADAMS THOMAS & JUNE					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2002] W18 FOP=[YR=2002] N12 W30 UOP=[YR=2002] W16 S12 UCP=[YR=2002] W17 S31 E22 N31 W5 \$ E16 N12 \$ S12 E30 \$ W41 S31 E16 FOP=[YR=2002] E4 N2 W4 S2 \$ N2 E4 S2 E39 N31 \$.					