

LOT 9
IN OR 938/908
2000 FTWD DW/MH

MORGAN RICHARD A & AIMEE J
44079 CROSS CREEK BLVD
CALLAHAN, FL 32011

2024

09-1N-25-026C-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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

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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	1,710	100	1,710	71,974
DCK	300	15	45	1,894
FEP	456	85	388	16,331
PTO	78	5	4	168

TOTALS 2,544 2,147 90,367

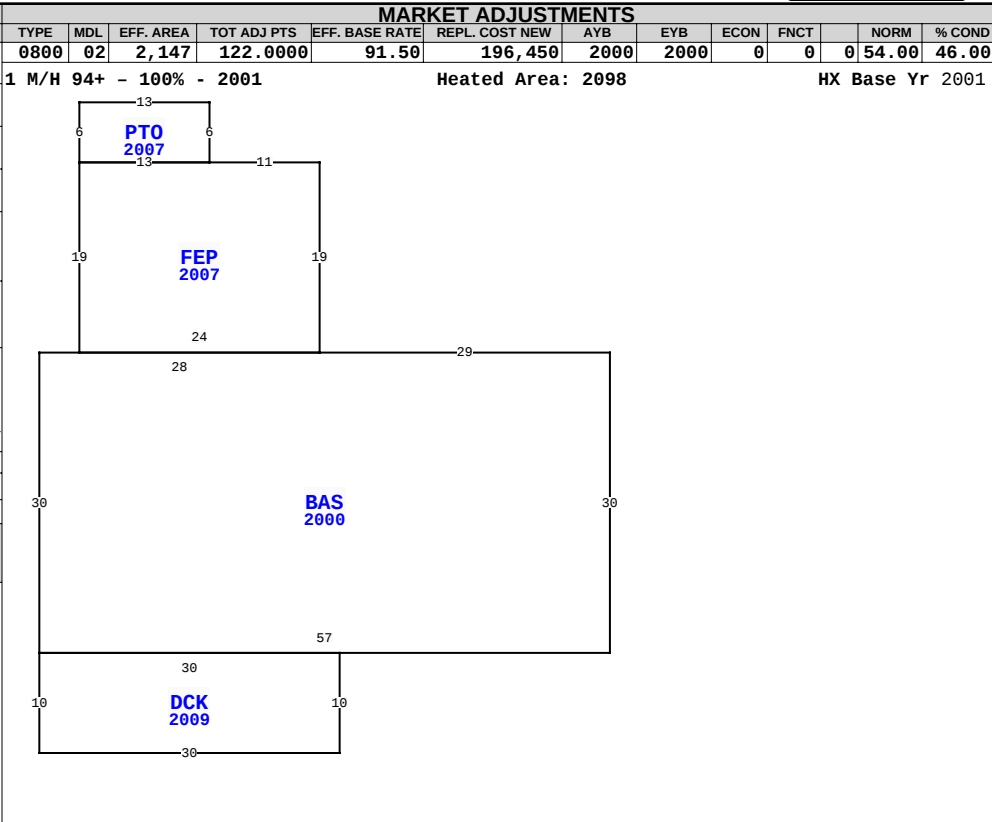
EXTRA FEATURES

L N	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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0748	M/H FOND TN	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1999	1999	3	100	5,000	
3	0810	CONCRETE A	0 100	0	0	158.00	SF	6.50	6.50	100	2004	2004	3	84	863	
4	0810	CONCRETE A	0 100	23	16	368.00	SF	6.50	6.50	100	2009	2009	3	90	2,153	
5	0510	GARAGE WD-	0 100	24	30	720.00	SF	35.00	35.00	100	2016	2016	3	81	20,412	
6	0802	ASPHALT B	0 100	0	0	2,834.00	SF	2.40	2.40	100	2024	2019		84	5,713	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	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 05/10/2024 BY TWA



44079 CROSS CREEK BLVD, CALLAHAN

BLD DATE	02/29/2008	KWJW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

05/23/2023 MLU

TOTAL OB/XF 37,046

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		90,367	
TOTAL MARKET OB/XF VALUE		37,046	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		177,413	
SOH/AGL Deduction		83,428	
ASSESSED VALUE		93,985	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		43,985	
TOTAL JUST VALUE		177,413	
NCON VALUE		5,713	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		170,178	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632885	GARAGE	32,134	08/01/2016
R1313374	REPAIR/RRF	0	03/01/2013
B23070	XFOB	11,361	11/01/2009
B996619	FOUNDATION	2,970	11/01/1999
MH9929	MH MOVE-ON	0	11/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0938/0908	6/26/2000	WD	U	I	11
					SALE PRICE
					90,000

GRANTOR: SEDA SMART HOMES INC

GRANTEE: MORGAN RICHARD & AI

0911/0063 12/13/1999 WD U V 19 12,500

GRANTOR: FORD THOMAS R

GRANTEE: SEDA SMART HOMES IN

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2000] W29 FEP=[YR=2007] N19 W11 PTO=[YR=2007] N6 W13 S6 E13\$ W13 S19 E24\$ W28 S30 DCK=[YR=2009] S10 E30 N10 W30\$ E57 N30\$.

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