

WATT THOMAS EDISON & JEANETTE EUDINE
44046 CROSS CREEK BLVD
CALLAHAN, FL 32011

2024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

30 VINYL 80

Exterior Wall

10 ABOVE AVG 20

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

4 100

Bathrooms

2 100

Frame Stories Units

02 WOOD FRAME 100
0 0 100
0 100

Quality

03 Quality Level 03

DOR CODE

0200MOBILE 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

1,944

100

1,944

79,292

STP

80

10

8

326

UGR

744

45

335

13,664

USP

170

50

85

3,467

TOTALS

2,938

2,372

96,749

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0800022,372123.600092.70219,884199919990056.0044.00

1 M/H 94+ - 0% - 2024Heated Area: 1944HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE96,749

TOTAL MARKET OB/XF VALUE6,208

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE152,957

SOH/AGL Deduction0

ASSESSED VALUE152,957

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE152,957

TOTAL JUST VALUE152,957

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE152,356

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / I / V / IRSN CD SALE PRICE

2713/19465/17/2024WD Q Q I 01299,000

GRANTOR: MOORE CHARLES RAY & B

GRANTEE: WATT THOMAS EDISON

2681/187411/27/2023WD Q Q I 01160,000

GRANTOR: CLARY GLADYS G

GRANTEE: MOORE CHARLES RAY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W22 USP=[YR=2008] N10 W17 UGR=[YR=2008] N20 W28 S24 E16 S6 E12 N10\$ S10 E17\$ W50 S27 E45 STP=[YR=2008] S8 E10 N8 W10\$ E27 N27\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEDPT HFACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH00006OR0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

EXTRA FEATURES

44046 CROSS CREEK BLVD, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/23/2023MLU

TOTAL OB/XF

6,208

REVIEW DATE05/10/2024BY TWA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

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