

SPIRES ROBERT KEITH
44441 ARTESIAN BLVD
CALLAHAN, FL 32011

09-1N-25-026C-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

30

03

12

05

13

03

04

02

1.

04

0200

8001.00

VINYL 100

GABLE/HIP 100

MODULAR MT 100

DRYWALL 100

LVT/LAMNT 100

CENTRAL 100

AIR DUCTED 100

3 100

3 100

WOOD FRAME 100

1. 100

0 100

MOBILE HOME

MKT AREA

08

TOTALS

2,636

2,026

110,115

EXTRA FEATURES

44154 CROSS CREEK BLVD, CALLAHAN

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

000102

C

SFR/MH

0

00006

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

50,000.00

50,000.00

50,000

REVIEW DATE

07/26/2022

BY

KBA

Total Acres:

0.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PTS

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

080002

2,026

134.2000

100.65

203,917

1999

2004

0

0

46.00

54.00

Heated Area: 1820

HX Base Yr

UCP 2016

FOP 2016

BAS 2011

FOP 2016

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/23/2023

MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

110,115

0

50,000

160,115

41,944

118,171

0

118,171

160,115

0

0

156,580

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH992618

MH MOVE-ON

0

01/03/1999

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

RSN CD

SALE PRICE

1803/1975

7/17/2012

WD

U

I

12

35,000

GRANTOR: ALBERT KRISTI M & KEN

GRANTEE: SPIRES ROBERT KEITH

0933/0210

5/22/2000

WD

Q

I

96,400

GRANTOR: SEDA SMART HOMES INC

GRANTEE: ALBERT KRISTI & KEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W22 FOP=[YR=2016] N12 W23 S12 E23\$ W48

UCP=[YR=2016] W15 S26 E15 N26\$ S26 E43 FOP=[YR=2016] S10 E15

N10 W15\$ E27 N26\$.