

SHANNAHAN SCOTT M & KATRIN U
44250 CROSS CREEK BLVD
CALLAHAN, FL 32011

09-1N-25-026C-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	30 VINYL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
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 Units	1. 1. 100 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	1,980	100	1,980	83,540
DCK	64	15	10	422
TOTALS	2,044		1,990	83,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,990	117.2000	87.90	174,921	2001	2001	0	0	52.00	48.00
1 M/H 94+ - 100% - 2003 Heated Area: 1980 HX Base Yr 2003											
30 66 38 28 8 8 8 8 BAS 2002 DCK 2002											

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		83,962	
TOTAL MARKET OB/XF VALUE		9,314	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		143,276	
SOH/AGL Deduction		65,159	
ASSESSED VALUE		78,117	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		28,117	
TOTAL JUST VALUE		143,276	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		141,147	

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH013420	MH MOVE-ON	0	02/01/2001
B0108024	FOUNDATION	3,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1020/1049	11/20/2001	WD	U	I	11	89,900

GRANTOR: SEDA SMART HOMES

GRANTEE: SHANNAHAN SCOTT & K

0964/0766 12/29/2000 WD U V 09 50,000

GRANTOR: FORD THOMAS R

GRANTEE: SEDA SMART HOMES

EXTRA FEATURES

44250 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	0748	M/H FONDTN	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	100	5,000	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	1242	WD DECK A	0 100	0	0	558.00	SF	10.00	10.00	100	2005	2005	3	24	1,339	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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

Total Acres: 0.00

Total Land Value: 50,000

Market: 0

Agricultural: 0

Common: 50,000

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