LOT 18
CROSS CREEK PB 6/124-125

SANDERS CHRISTOPHER & APRIL
44270 CROSS CREEK BLVD
CALLAHAN, FL 32011

2024

09-1N-25-026C-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

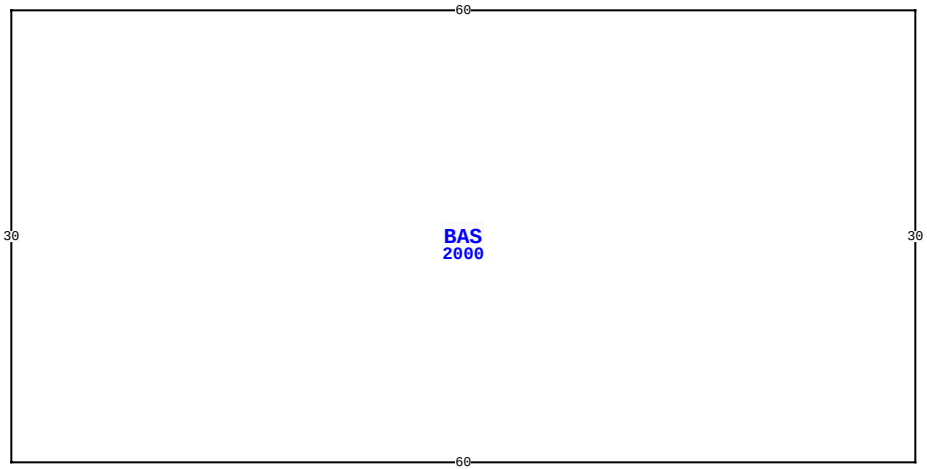
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,800	100	1,800	124,669
TOTALS	1,800		1,800	124,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	139.9200	104.94	188,892	2000	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2023 Heated Area: 1800 HX Base Yr 2023



44270 CROSS CREEK BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		124,669
TOTAL MARKET OB/XF VALUE		8,116
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		182,785
SOH/AGL Deduction		0
ASSESSED VALUE		182,785
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,785
TOTAL JUST VALUE		182,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992911	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2585/1287	8/18/2022	WD	Q	I	01	265,000
GRANTOR: SUTTON JAMES R & DIAN						
GRANTEE: SANDERS CHRISTOPHER						
2199/0407	5/22/2018	WD	Q	I	01	99,000
GRANTOR: WILSON SHIRLEY D						
GRANTEE: SUTTON JAMES R & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S30 E60 N30$.

EXTRA FEATURES

LN	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	1242	WD DECK A	0	100	11	8	88.00	SF	10.00	10.00	100	2000	2000	3	20	176	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
3	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 8,116

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 08/24/2022 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS