LOT 2 (SEC 4-1N-25)
CROSS CREEK PB 6/124-125

ALDRIDGE RAYMOND & TIFFANY
44237 CROSS CREEK BLVD
CALLAHAN, FL 32011

2025

09-1N-25-026C-0002-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

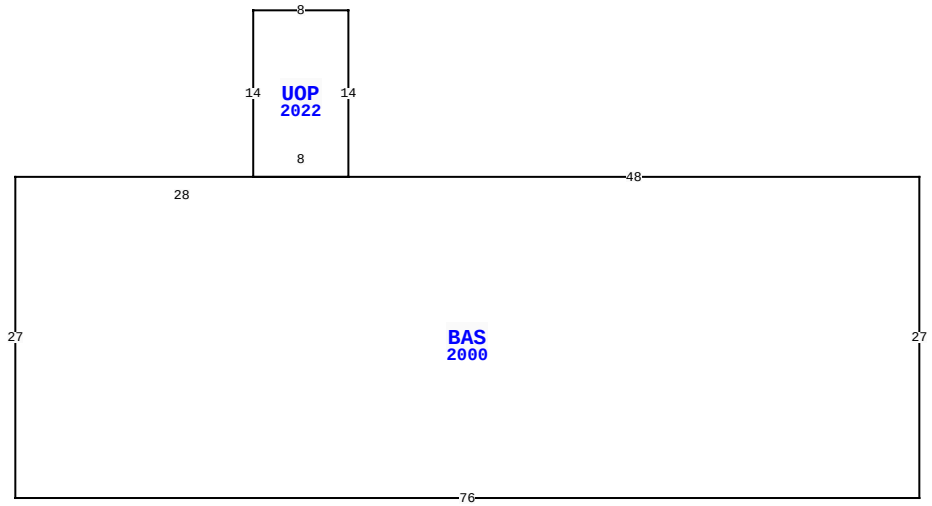
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2000	2,052	160,243
UOP	112	25	2022	28	2,187
TOTALS	2,164			2,080	162,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,080	127.6000	108.46	225,597	1999	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2024 Heated Area: 2052 HX Base Yr 2024



44237 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		174,476
TOTAL MARKET OB/XF VALUE		17,665
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		242,141
SOH/AGL Deduction		91,837
ASSESSED VALUE		150,304
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		94,582
TOTAL JUST VALUE		242,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307975	GARAGE 520 SQFT	34,569	06/21/2023
MH992620	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/0338	3/17/2023	WD	Q	I	01	289,000
GRANTOR: SPIRES ROBERT & RICKE						
GRANTEE: ALDRIDGE RAYMOND &						
2584/0488	8/12/2022	WD	U	I	37	125,000
GRANTOR: BAILEY CATHY J						
GRANTEE: SPIRES ROBERT & RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 UOP=[YR=2022] N14 W8 S14 E8$ W28 S27 E76 N27$.

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	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
2	0810	CONCRETE A	0	100	0	0	2,050.00	SF	6.50	6.50	100	2000	2000	3	77	10,260	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
4	0680	POLE SHED	0	100	20	16	320.00	SF	10.00	10.00	100	2022	2022	3	95	3,040	
5	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	1999		26	1,300	

LAND DESCRIPTION

TOTAL OB/XF 17,665

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	000100	C	RES	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 12/20/2023 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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CALLAHAN, FL 32011

2025

09-1N-25-026C-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

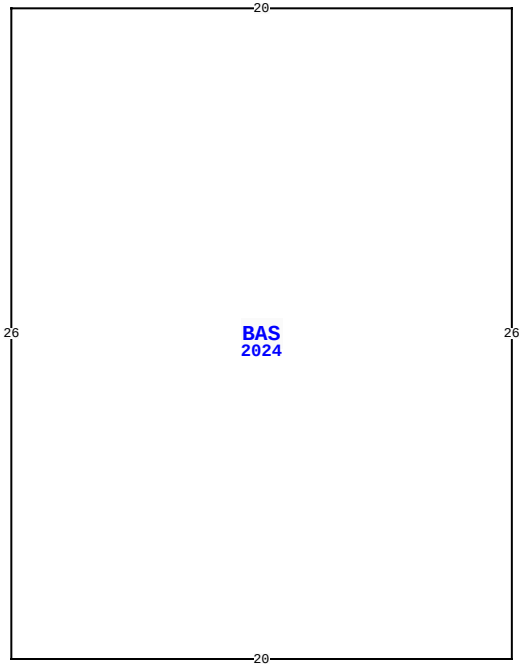
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	2024	520	12,046
TOTALS	520			520	12,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	520	63.2500	23.40	12,168	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 520 HX Base Yr 2024



44237 CROSS CREEK BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
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NASSAU COUNTY PROPERTY

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GRANTOR: BAILEY CATHY J						
GRANTEE: SPIRES ROBERT & RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E20 S26 W20 N26 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/20/2023 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS