LOT 3 (SEC 4-1N-25)
CROSS CREEK PB 6/124-125

STARRATT VIVIAN VERESA
44219 CROSS CREEK BLVD
CALLAHAN, FL 32011

2025

09-1N-25-026C-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

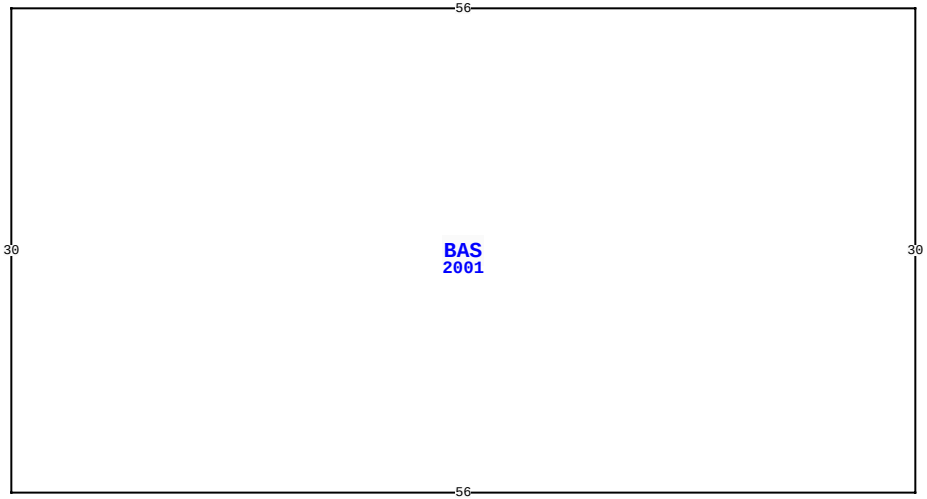
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2001	1,680	168,887
TOTALS	1,680			1,680	168,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	147.8400	125.66	211,109	2001	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2024 Heated Area: 1680 HX Base Yr 2024



44219 CROSS CREEK BLVD, CALLAHAN

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2012	2012	3	50	320	
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	
4	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2012	2012	3	50	720	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		168,887
TOTAL MARKET OB/XF VALUE		8,980
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		227,867
SOH/AGL Deduction		4,106
ASSESSED VALUE		223,761
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,039
TOTAL JUST VALUE		227,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26328	REMODEL	1,600	08/01/2012
B007515	FOUNDATION	3,000	08/01/2000
MH003252	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/1276	10/23/2023	FJ	U	I	11	0
GRANTOR: MCKINNEY INGE ESTATE						
GRANTEE: FOX DAVID						
2656/1189	7/24/2023	TD	Q	I	01	265,000
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: STARRATT VIVIAN VER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S30 E56 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,980

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 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS