

LOT 4
IN OR 1449/941 & OR 1566/385
1999 FTWD DW/MH

TINGEN KIMBERLY M
44175 CROSS CREEK BLVD
CALLAHAN, FL 32011

2025

09-1N-25-026C-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2006	2,052	111,740
PTO	680	5	2006	34	1,851

TOTALS	2,732			2,086	113,592
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	10	18	180.00	SF	10.00	10.00
2	0510	GARAGE WD-	0 100	32	8	352.00	SF	35.00	35.00
3	1242	WD DECK A	0 100	5	5	25.00	SF	10.00	10.00
4	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00
5	0350	CARPORT WD	0 100	32	12	384.00	SF	13.00	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,086	123.2000	104.72	218,446	1999	2004	0	0	0 48.00	52.00
1 M/H 94+ - 100% - 2007											
Heated Area: 2052											
HX Base Yr 2007											

44175 CROSS CREEK BLVD, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1242	WD DECK A	0 100	10	18	180.00	SF	10.00	10.00	100	2000	2000	3	22	396	
2	0510	GARAGE WD-	0 100	32	8	352.00	SF	35.00	35.00	100	2001	2001	3	28	3,450	
3	1242	WD DECK A	0 100	5	5	25.00	SF	10.00	10.00	100	2004	2004	3	21	53	
4	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	20	2004	2004	3	20	512	
5	0350	CARPORT WD	0 100	32	12	384.00	SF	13.00	13.00	20	2004	2004	3	20	998	

TOTAL OB/XF									
5,409									

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	113,592		
TOTAL MARKET OB/XF VALUE	5,409		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	169,001		
SOH/AGL Deduction	93,748		
ASSESSED VALUE	75,253		
TOTAL EXEMPTION VALUE	HX HB 50,253		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	169,001		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	159,653		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992561	MH MOVE-ON	0	01/02/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1566/0385	5/13/2008	QC	Q	I	06	100	
GRANTOR: STOTT KEITH A							
GRANTEE: TINGEN KIMBERLY M							
1449/0941	10/04/2006	WD	U	I	11	138,000	
GRANTOR: SPAULDING BARBARA TRU							
GRANTEE: TINGEN KIMBERLY M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2006] W12 N4 W40 S14 BAS=[YR=2006] W36 S27 E76 N27 W40 \$ E52 N10 \$.									