

MORGAN RICHARD A & AIMEE J
44079 CROSS CREEK BLVD
CALLAHAN, FL 32011

09-1N-25-026C-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 30 VINYL 100										0800 02 2,147 122.0000 103.70 222,644 2000 2000 0 0 56.00 44.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 94+ - 100% - 2001 Heated Area: 2098 HX Base Yr 2001										Tax Group: 6 Tax Dist:									
Roof Cover 12 MODULAR MT 80																				BUILDING MARKET VALUE 97,963									
Roof Cover 03 COMP SHNGL 20																				TOTAL MARKET OB/XF VALUE 36,049									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 50,000									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 184,012									
Interior Floo 08 SHT VINYL 20																				SOH/AGL Deduction 87,301									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 96,711									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 45,989									
Bathrooms 2 100																				TOTAL JUST VALUE 184,012									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 177,413									
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 1,710 100 2000 1,710 78,024																													
DCK 300 15 2009 45 2,053																													
FEP 456 85 2007 388 17,704																													
PTO 78 5 2007 4 183																													
TOTALS 2,544 2,147 97,963																													
EXTRA FEATURES										44079 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1999 1999 3 81 2,835																													
2 0748 M/H FONDTN 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 1999 1999 3 100 5,000																													
3 0810 CONCRETE A 0 100 0 0 158.00 SF 6.50 6.50 100 2004 2004 3 83 852																													
4 0810 CONCRETE A 0 100 23 16 368.00 SF 6.50 6.50 100 2009 2009 3 89 2,129																													
5 0510 GARAGE WD- 0 100 24 30 720.00 SF 35.00 35.00 100 2016 2016 3 78 19,656																													
6 0802 ASPHALT B 0 100 0 0 2,834.00 SF 2.40 2.40 100 2024 2019 82 5,577																													
LAND DESCRIPTION										TOTAL OB/XF 36,049																			
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 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									