LOT 10
IN OR 1754/1549
2002 FTWD DW

SCHUMACHER DUANE J
44061 CROSS CREEK BLVD
CALLAHAN, FL 32011

2025

09-1N-25-026C-0010-0000

BUILDING CHARACTERISTICS

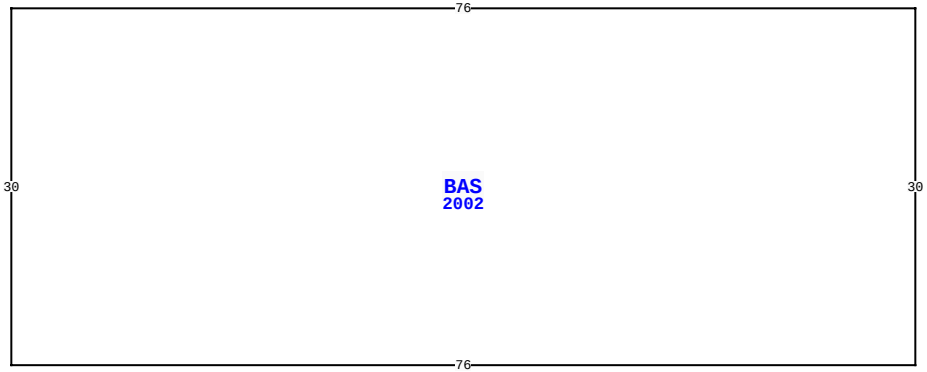
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	2,280	100	2002	2,280	114,606
TOTALS	2,280			2,280	114,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	123.2000	104.72	238,762	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2009 Heated Area: 2280 HX Base Yr 2009



44061 CROSS CREEK BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		114,606
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		167,581
SOH/AGL Deduction		80,651
ASSESSED VALUE		86,930
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,208
TOTAL JUST VALUE		167,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3864	MH MOVE-ON	0	06/01/2002
E9792	NEW CONSTR	0	06/01/2002
P5735	NEW CONSTR	0	06/01/2002
M6069	H/AC	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1754/1549	3/25/2011	QC	U	I	11	100
GRANTOR: SCHUMACHER RHONDA						
GRANTEE: SCHUMACHER DUANE J						
1582/1034	8/27/2008	WD	Q	I		139,700
GRANTOR: MARTIN CINDY & KENNET						
GRANTEE: SCHUMACHER DUANE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S30 E76 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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