LOT 12
CROSS CREEK PB 6/124-125

WATT THOMAS EDISON & JEANETTE EUDINE
44046 CROSS CREEK BLVD
CALLAHAN, FL 32011

2025

09-1N-25-026C-0012-0000

BUILDING CHARACTERISTICS

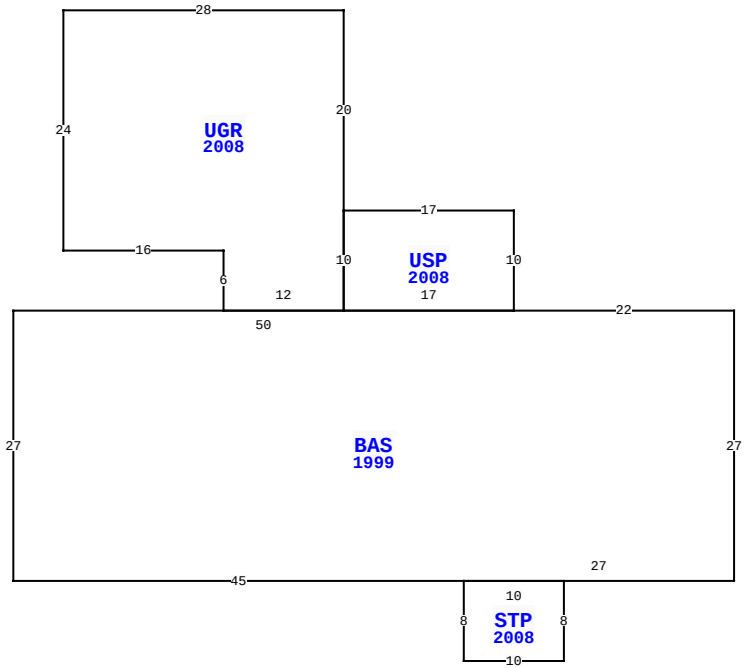
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,944	100	1999	1,944	149,430
STP	80	10	2008	8	615
UGR	744	45	2008	335	25,751
USP	170	50	2008	85	6,534
TOTALS	2,938			2,372	182,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,372	125.6000	106.76	253,235	1999	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2025 Heated Area: 1944 HX Base Yr 2025



44046 CROSS CREEK BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		182,329
TOTAL MARKET OB/XF VALUE		5,992
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		253,321
SOH/AGL Deduction		65,382
ASSESSED VALUE		187,939
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,217
TOTAL JUST VALUE		253,321
NCON VALUE		77,664
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992766	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1946	5/17/2024	WD	Q	I	01	299,000
GRANTOR: MOORE CHARLES RAY & B						
GRANTEE: WATT THOMAS EDISON						
2681/1874	11/27/2023	WD	Q	I	01	160,000
GRANTOR: CLARY GLADYS G						
GRANTEE: MOORE CHARLES RAY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W22 USP=[YR=2008] N10 W17 UGR=[YR=2008] N20 W28 S24 E16 S6 E12 N10$ S10 E17$ W50 S27 E45 STP=[YR=2008] S8 E10 N8 W10$ E27 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	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1999	1999	3	75	390	
2	0810	CONCRETE A	0	100	0	0	274.00	SF	6.50	6.50	100	1999	1999	3	75	1,336	
3	0803	ASPHALT C	0	100	0	0	4,266.00	SF	2.00	2.00	100	2003	2003	3	50	4,266	

LAND DESCRIPTION

TOTAL OB/XF 5,992

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	1.30	50,000.00	65,000.00	65,000							

REVIEW DATE 03/11/2025 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS