LOT 13 2003 NOBILITY DW
IN OR 2228/1205
CROSS CREEK PB 6/124-125

RICH JOHN W
44078 CROSS CREEK BLVD
CALLAHAN, FL 32011

2025

09-1N-25-026C-0013-0000

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	06	Quality Level 06

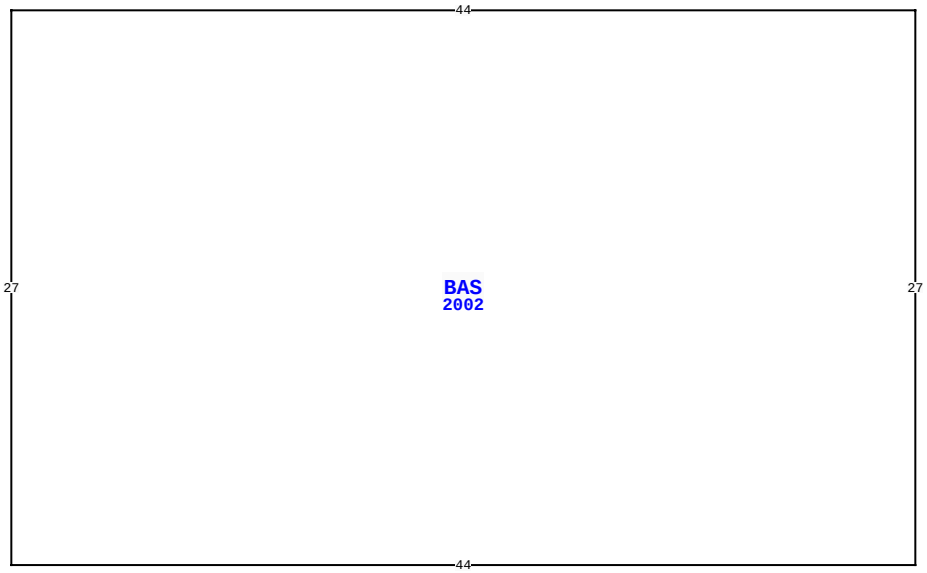
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2002	1,188	109,979
TOTALS	1,188			1,188	109,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	160.1600	136.14	161,734	2002	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2019 Heated Area: 1188 HX Base Yr 2019



44078 CROSS CREEK BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		109,979
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		162,954
SOH/AGL Deduction		68,752
ASSESSED VALUE		94,202
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,480
TOTAL JUST VALUE		162,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10145	NEW CONSTR	0	09/01/2002
MH3920	MH MOVE-ON	0	07/01/2002
P5938	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/1205	9/28/2018	WD	Q	I	01	119,900
GRANTOR: RATLIFF ROBERT E & AM						
GRANTEE: RICH JOHN W						
1070/1479	7/25/2002	WD	Q	V		18,000
GRANTOR: SEMANIK INVESTMENT CO						
GRANTEE: RATLIFF ROBERT E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W44 S27 E44 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	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