LOT 17 (SEC 4-1N-25)
2001 FTWD DW
IN OR 1020/1049

SHANNAHAN SCOTT M & KATRIN U
44250 CROSS CREEK BLVD
CALLAHAN, FL 32011

2026

09-1N-25-026C-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	Quality Level 03

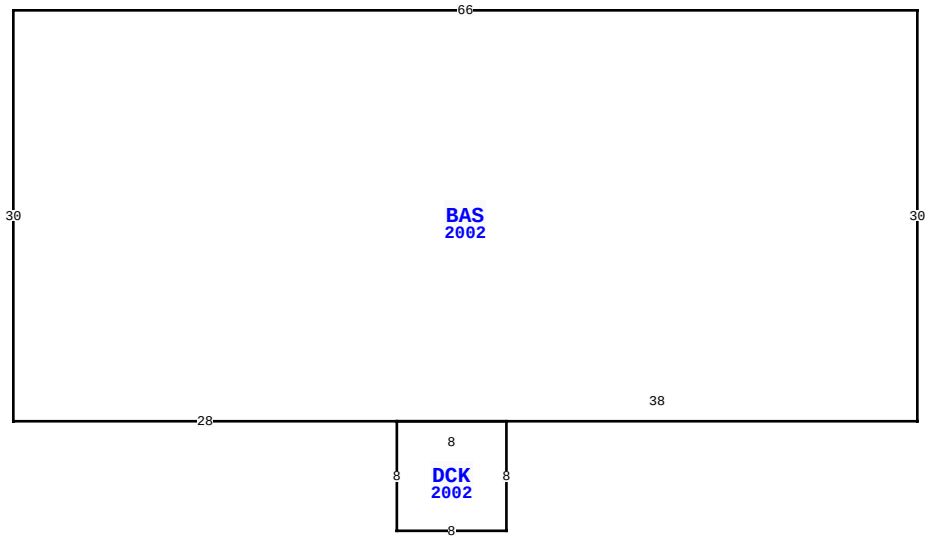
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2002	1,980	91,894
DCK	64	15	2002	10	464
TOTALS	2,044			1,990	92,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,990	117.2000	105.48	209,905	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 2003 Heated Area: 1980 HX Base Yr 2003



44250 CROSS CREEK BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		92,358
TOTAL MARKET OB/XF VALUE		9,077
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		151,435
SOH/AGL Deduction		68,883
ASSESSED VALUE		82,552
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,141
TOTAL JUST VALUE		151,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013420	MH MOVE-ON	0	02/01/2001
B0108024	FOUNDATION	3,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1020/1049	11/20/2001	WD	U	I	11	89,900
GRANTOR: SEDA SMART HOMES						
GRANTEE: SHANNAHAN SCOTT & K						
0964/0766	12/29/2000	WD	U	V	09	50,000
GRANTOR: FORD THOMAS R						
GRANTEE: SEDA SMART HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W66 S30 E28 DCK=[YR=2002] S8 E8 N8 W8 $ E38 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	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	100	5,000	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
3	1242	WD DECK A	0	100	0	0	558.00	SF	10.00	10.00	100	2005	2005	3	21	1,172	

LAND DESCRIPTION

TOTAL OB/XF 9,077

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 07/09/2026 BY SYS