IN OR 1344/314
EX R/W OR 971/1807
1993 OAK DW/MH

MATTOX CHARITY A
44037 HIGGINBOTHAM RD
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

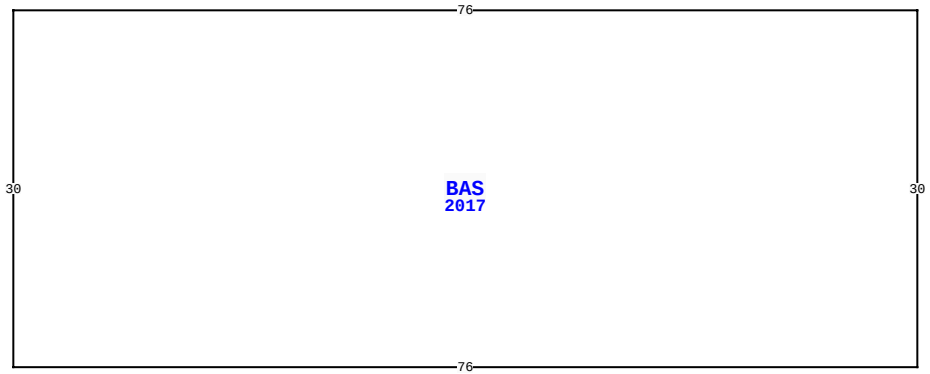
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	190,709
TOTALS	2,280		2,280	190,709

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	128.4800	89.94	205,063	2017	2017	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2008 Heated Area: 2280 HX Base Yr 2008



44037 HIGGINBOTHAM DR, CALLAHAN

BLD DATE	04/02/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		190,709
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		217,539
SOH/AGL Deduction		62,431
ASSESSED VALUE		155,108
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,108
TOTAL JUST VALUE		217,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703158	CO ISSUED	0	04/11/2017
C4854	CO ISSUED	0	10/01/2006
MH064854	MH MOVE-ON	0	10/01/2006
P11639	OTHER	0	10/01/2006
MH951100	MH MOVE-ON	0	11/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/0314	8/23/2005	WD	U	I	11	32,000
GRANTOR: GAINEY FLETCHER A JR						
GRANTEE: MATTOX CHARITY A						
0752/0239	2/01/1996	WD	Q	I		24,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: GAINEY FLETCHER A J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] 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
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	0.78	AC		1.00	1.00	1.00	30,000.00	30,000.00	23,400							

REVIEW DATE 07/19/2022 BY TWA Total Acres: 0.78 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 08/02/2023 BY SYS