PT SEC 01-1N-24E
IN OR 2038/1793
R672737 & R672738

GALLER ROGER LEE & EVA MARIE
44189 HIGGINBOTHAM DR
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0210

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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

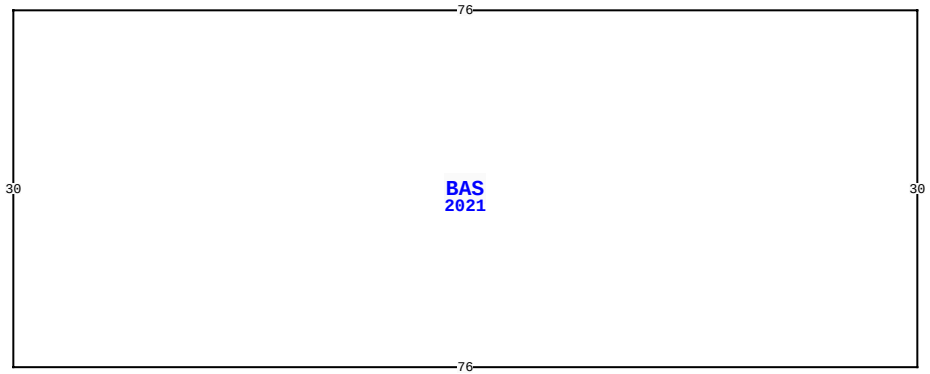
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	184,549
TOTALS	2,280		2,280	184,549

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	116.8000	81.76	186,413	2021	2021	0	0	0	1.00	99.00

2 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	184,549
TOTAL MARKET OB/XF VALUE	10,127
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	227,076
SOH/AGL Deduction	45,175
ASSESSED VALUE	181,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,901
TOTAL JUST VALUE	227,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003309	CO ISSUED	0	08/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2038/1793	4/07/2016	SW	U	I	18	50,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: GALLER ROGER LEE &						
2027/1049	4/03/2015	SW	U	I	18	100
GRANTOR: HLSS MORT MASTER TRUS						
GRANTEE: SECRETARY OF HOUSIN						

44189 HIGGINBOTHAM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	1242	WD DECK A	0	0	10	16	160.00	SF	10.00	10.00	100	1996	1996	3	20	320	
3	0752	USP	0	0	10	14	140.00	SF	15.00	15.00	100	1996	1996	3	25	525	
5	0812	CONCRETE C	0	0	50	30	1,500.00	SF	4.00	4.00	100	2002	2002	3	83	4,980	
6	0810	CONCRETE A	0	0	30	10	300.00	SF	6.50	6.50	100	1998	1998	3	77	1,502	

LAND DESCRIPTION

TOTAL OB/XF 10,127

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	0	0005		0.00	0.00	1.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,400							

REVIEW DATE 12/22/2021 BY TW Total Acres: 1.08 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 08/02/2023 BY SYS