

IN OR 920/585
GAFLW05A28414CH21 &
GAFLW05B28414CH21

MAHON TRACEY L & ANTHONY S
44165 HIGGINBOTHAM DRIVE
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0220



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																																			
Exterior Wall	30	VINYL 100		0800	02	1,890	129.8000	90.86	171,725	2000	2000	0	0	0	52.00	48.00	VALUATION SUMMARY																																		
Roof Structur	03	GABLE/HIP 100		1 M/H 94+ - 100% - 2001												Heated Area: 1890												HX Base Yr 2001																							
Roof Cover	03	COMP SHNGL 100		27 70 27 70 BAS 2000																								VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100																										Tax Group: 6												Tax Dist:											
Interior Floo	14	CARPET 100																										BUILDING MARKET VALUE												82,428											
Air Condition	03	CENTRAL 100																										TOTAL MARKET OB/XF VALUE												2,975											
Heating Type	04	AIR DUCTED 100																										TOTAL LAND VALUE - MARKET												33,000											
Bedrooms	3	100																										TOTAL MARKET VALUE												118,403											
Bathrooms	2	100																										SOH/AGL Deduction												59,453											
Frame	02	WOOD FRAME 100																										ASSESSED VALUE												58,950											
Stories	1.	1. 100																										TOTAL EXEMPTION VALUE												HX HB 33,950											
Units	0	100																										BASE TAXABLE VALUE												25,000											
Quality				04	Quality Level 04		TOTAL JUST VALUE												118,403																																
DOR CODE				0200		MOBILE HOME		NCON VALUE												0																															
MAP NUM						MKT AREA		08		INCOME VALUE																																									
NEIGHBORHOOD/LOC				8001.00		PREVIOUS YEAR MKT VALUE												91,503																																	
AREA TYPE				TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		PERMIT NUM												DESCRIPTION		AMT		ISSUED																							
BAS				1,890		100		1,890		82,428		MH00												MH MOVE-ON		0		03/07/2000																							
TOTALS				1,890		1,890		82,428		SALES DATA																																									
EXTRA FEATURES				44165 HIGGINBOTHAM DR, CALLAHAN												OFF RECORD Number												DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE															
L N				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		2000		2000		3		85		2,975																					
L N				USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT 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		0005				0.00		0.00		1.00		AC				1.00		1.00		1.10		30,000.00		33,000.00		33,000															
REVIEW DATE				07/19/2022		BY		TWA		Total Acres: 1.00		Total Land Value: 33,000		Market: 0		Agricultural: 0		Common: 33,000		PRINTED 08/02/2023 BY SYS																															