IN OR 1591/72
R788263 & R788264
UTIL ESMT OR 2308/681

POPE GARY R
44103 HIGGINBOTHAM DRIVE
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0240

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 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04

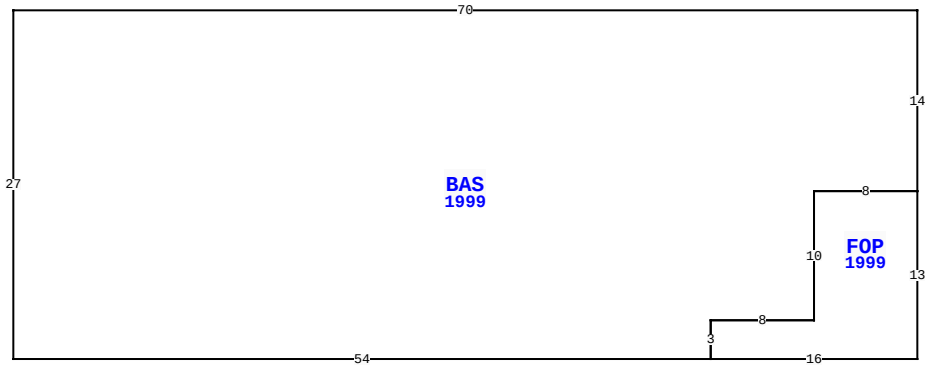
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1,762	73,393
FOP	128	30	38	1,583
TOTALS	1,890		1,800	74,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	129.3600	90.55	162,990	1997	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2009 Heated Area: 1762 HX Base Yr 2009



44103 HIGGINBOTHAM DR, CALLAHAN

BLD DATE		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		74,975
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		143,810
SOH/AGL Deduction		69,183
ASSESSED VALUE		74,627
TOTAL EXEMPTION VALUE	HX HB	49,627
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH2871	MH MOVE-ON	0	10/01/1999
MHU	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1591/0072	10/28/2008	WD	Q	I		134,000
GRANTOR: SIPE CRAIG & APRIL						
GRANTEE: POPE GARY R						
1213/0099	3/04/2004	WD	U	I	05	58,000
GRANTOR: CONSECO FINANCE SERVI						
GRANTEE: SIPE CRAIG & APRIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W70 S27 E54 FOP=[YR=1999] E16 N13 W8 S10 W8 S3$ N3 E8 N10 E8 N14$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	0005		0.00	0.00	2.00	AC		1.00	1.00	1.10	30,000.00	33,000.00	66,000							

REVIEW DATE 01/29/2019 BY TWA Total Acres: 2.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/02/2023 BY SYS