LOT 18 (EX S-1)
IN OR 1406/1698
1985 STAT SW/MH

HIGGINBOTHAM JIMMY L
43131 THOMAS CREEK DRIVE
CALLAHAN, FL 32011

2023

03-1N-25-2750-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

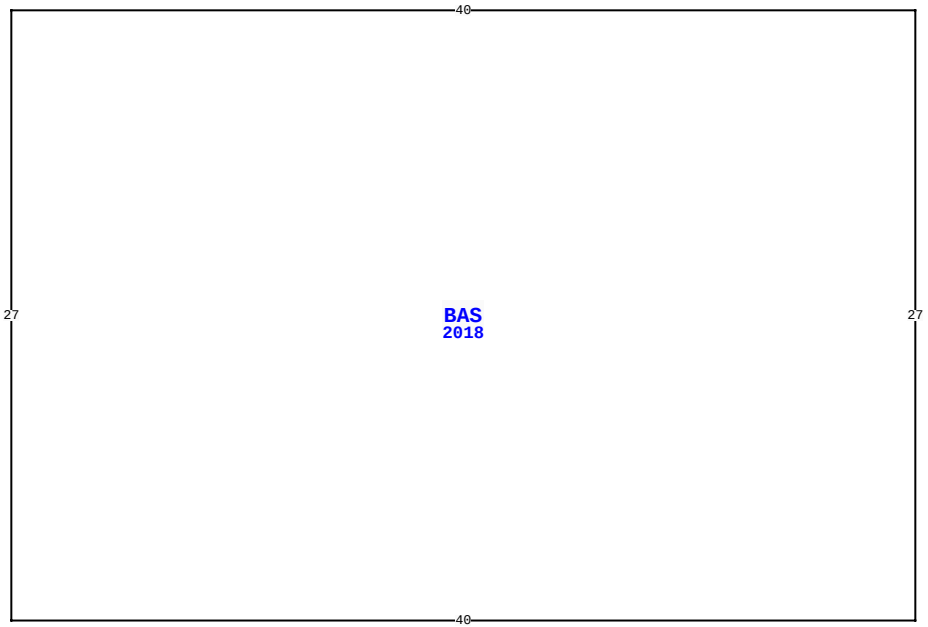
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	22,492
TOTALS	1,080		1,080	22,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	1,080	106.8000	69.42	74,974	1988	1988	0	0	0	70.00	30.00

1 MH 93NO RP – 0% - 0 Heated Area: 1080 HX Base Yr



54327 CHURCH RD, CALLAHAN

BLD DATE	07/17/2008	JW	LGL DATE	
XF DATE	07/17/2008	JW	LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	22,492
TOTAL MARKET OB/XF VALUE	403
TOTAL LAND VALUE - MARKET	41,650
TOTAL MARKET VALUE	64,545
SOH/AGL Deduction	21,050
ASSESSED VALUE	43,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,495
TOTAL JUST VALUE	64,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011655	CO ISSUED	0	11/27/2018
18008621	MH MOVE-ON	0	11/01/2018
7262	MH MOVE-ON	10,500	05/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/1698	4/26/2006	WD	U	I	07	100
GRANTOR: HANCHEY DEBRA W						
GRANTEE: HIGGINBOTHAM JIMMY						
1334/0932	7/20/2005	WD	U	I	06	40,000
GRANTOR: HANCHEY DEBRA W						
GRANTEE: HIGGINBOTHAM JIMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S27 E40 N27$.

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
2	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	1990	1990	3	62	403	

LAND DESCRIPTION

TOTAL OB/XF 403

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	0006	OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	35,000.00	35,000.00	41,650							

REVIEW DATE 01/30/2020 BY KBA Total Acres: 1.19 Total Land Value: 41,650 Market: 0 Agricultural: 0 Common: 41,650 PRINTED 08/02/2023 BY SYS