

GILES ARTHUR M & SANDRA H
43085 THOMAS CREEK RD
CALLAHAN, FL 32011

04-1N-25-276C-0039-0000

BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 10003 GABLE/HIP 10012 MODULAR MT 10005 DRYWALL 10014 CARPET 8008 SHT VINYL 2003 CENTRAL 10004 AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02 WOOD FRAME 100Stories Units1. 1. 1000 100Quality03 Quality Level 03DOR CODE0200 MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8006.00BAS93810093838,829TOTALS93893838,829EXTRA FEATURES44762 PINEBREEZE CIR, CALLAHANBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/30/2023MLU

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND080002938123.200086.2480,8932000200000052.0048.00Heated Area: 938HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE38,829TOTAL MARKET OB/XF VALUE1,101TOTAL LAND VALUE - MARKET54,450TOTAL MARKET VALUE94,380SOH/AGL Deduction29,444ASSESSED VALUE64,936TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE64,936TOTAL JUST VALUE94,380NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE71,743SALES DATAOFF RECORD NumberDATETYPEINSTQ U I V I RSN CD SALE PRICE1871/09198/01/2013WD U I I 11100GRANTOR:HIGGINBOTHAM MARVIN EGRANTEE:GILES ARTHUR M & SA0973/11183/06/2001WD U I I 05100GRANTOR:WILLIAMS DENA RGRANTEE:HIGGINBOTHAM MARVINBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2013] W67 S14 E67 N14\$.LAND DESCRIPTIONTOTAL OB/XF1,101LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LND UNITSUNITDTDPH% TOT UNITADJ LANDOTHER YEAR DENSITYDECLFRZYR CONSRV1000102CSFR/MH000060.000.001.21AC1.001.001.0045,000.0045,000.0054,450REVIEW DATE04/30/2018BYKBXTotal Acres: 1.21Total Land Value: 54,450Market: 0Agricultural: 0Common: 54,450PRINTED 08/02/2023 BY SYS