LOT 20
IN OR 1799/221
CALLAHAN PINES PB 5/285-286

HIGGINBOTHAM GARY L
45154 GAIL DR
CALLAHAN, FL 32011

2023

13-2N-24-0212-0020-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	03	Quality Level 03

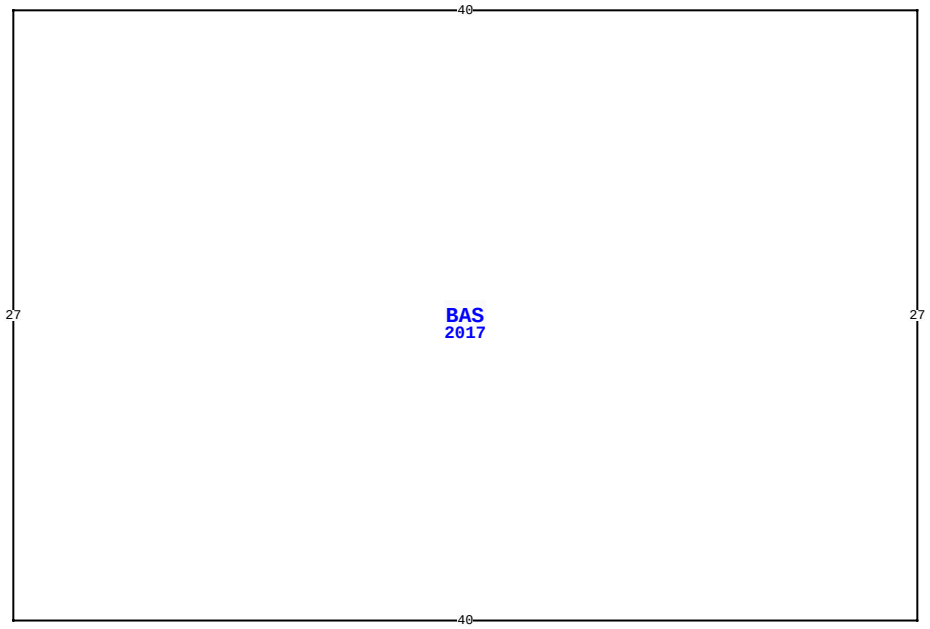
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	65,772
TOTALS	1,080		1,080	65,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	116.0000	81.20	87,696	2013	2013	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2017 Heated Area: 1080 HX Base Yr 2017



45154 GAIL DR, CALLAHAN

BLD DATE	02/14/2008	JH	LGL DATE	06/13/2023	MLU
XF DATE			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		65,772
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		32,100
TOTAL MARKET VALUE		97,872
SOH/AGL Deduction		17,113
ASSESSED VALUE		80,759
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		25,759
TOTAL JUST VALUE		97,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155621	CO ISSUED	0	03/20/2015
MH155621	MH MOVE-ON	0	02/27/2015
MHU5447	CO ISSUED	0	12/04/2012
MH992514	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1799/0221	5/18/2012	WD	U	I	12	1,000
GRANTOR: ALFORD LORA L						
GRANTEE: HIGGINBOTHAM GARY L						
1430/1137	7/25/2006	WD	U	I	11	36,000
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: ALFORD LORA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,100							

REVIEW DATE 05/28/2020 BY TWA Total Acres: 1.07 Total Land Value: 32,100 Market: 0 Agricultural: 0 Common: 32,100 PRINTED 08/02/2023 BY SYS