LOT 1 MH/ID G7258A & G7258B
F/N/A PARCEL 15-18 OR 448/570
HIGGENBOTHAM ESTATES PB 5/125

NABERS CLIFFORD DEWAYNE/NABERS RANDELL L
855 REYNOLDS LANE
JACKSONVILLE, FL 32254

2023

33-2N-25-0740-0001-0000

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 60
Interior Floo	08	SHT VINYL 40
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

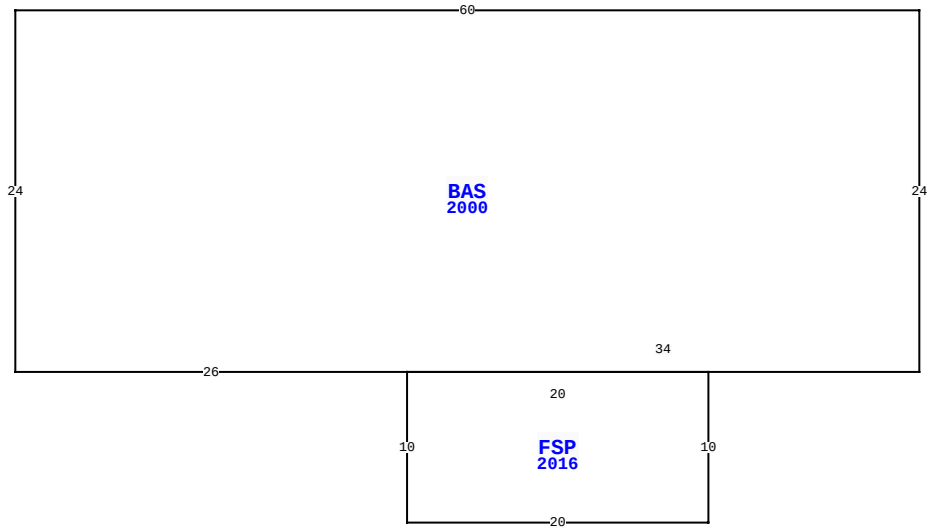
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	32,685
FSP	200	60	120	2,724
TOTALS	1,640		1,560	35,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,560	116.4000	75.66	118,030	1973	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1440 HX Base Yr



44554 KEME RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	35,409
TOTAL MARKET OB/XF VALUE	412
TOTAL LAND VALUE - MARKET	65,700
TOTAL MARKET VALUE	101,521
SOH/AGL Deduction	0
ASSESSED VALUE	101,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,521
TOTAL JUST VALUE	101,521
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11165	XFOB	1,789	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1588	9/22/2022	FJ	U	I	11	0
GRANTOR: NABERS FRANK L EST						
GRANTEE: NABERS CLIFFORD DEW						
0448/0570	3/01/1985	WD	U	V		10,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S24 E26 FSP=[YR=2016] S10 E20 N10 W20 $ E34 N24 $.

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
1	0940	SHEDS/PORT	0	0	12	8	96.00	SF	19.50	19.50	100	2003	2003	3	22	412	

LAND DESCRIPTION

TOTAL OB/XF 412

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.65	AC		1.00	1.00	1.00	18,000.00	18,000.00	65,700							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.65 Total Land Value: 65,700 Market: 0 Agricultural: 0 Common: 65,700 PRINTED 08/02/2023 BY SYS