IN OR 1068/755 2002 KING DW
UTIL ESMT OR 2308/682

NAUMAN SARA M
44069 HIGGINBOTHAM ROAD
CALLAHAN, FL 32011

2024

01-1N-24-0000-0003-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

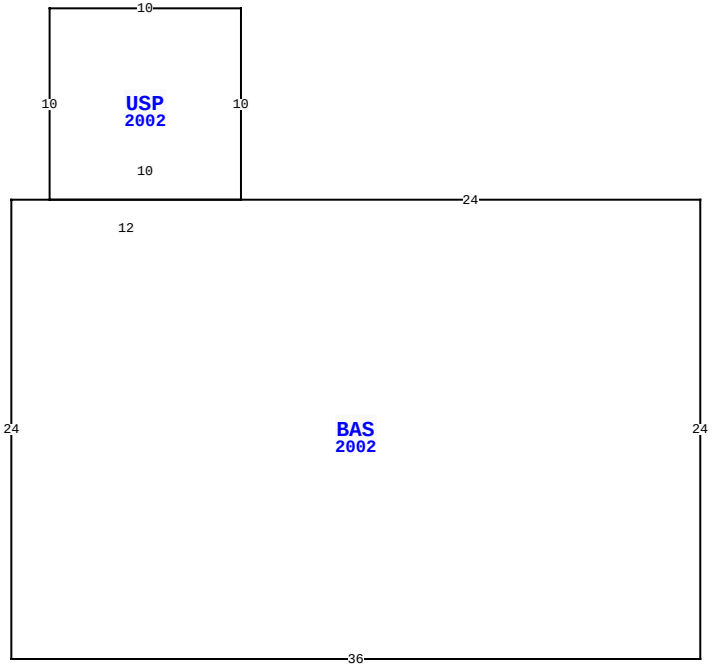
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	864	100	864	45,179
USP	100	50	50	2,615
TOTALS	964		914	47,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	914	116.2000	87.15	79,655	2002	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2003 Heated Area: 864 HX Base Yr 2003



44069 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		47,793
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		77,793
SOH/AGL Deduction		40,287
ASSESSED VALUE		37,506
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,506
TOTAL JUST VALUE		77,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023865	MH MOVE-ON	0	06/01/2002
MHU95863	MH MOVE-ON	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1068/0755	7/15/2002	WD	U	I	11	33,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: NAUMAN SARA M						
0971/1410	2/21/2001	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 USP=[YR=2002] N10 W10 S10 E10 $ W12 S24 E36 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

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/19/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS