PT SEC 01-1N-24E
IN OR 2381/119
UTIL ESMT OR 2308/688 & OR 2425-

BREWER ROBIN S
44217 HIGGINBOTHAM DR
CALLAHAN, FL 32011

2024

01-1N-24-0000-0003-0200

BUILDING CHARACTERISTICS

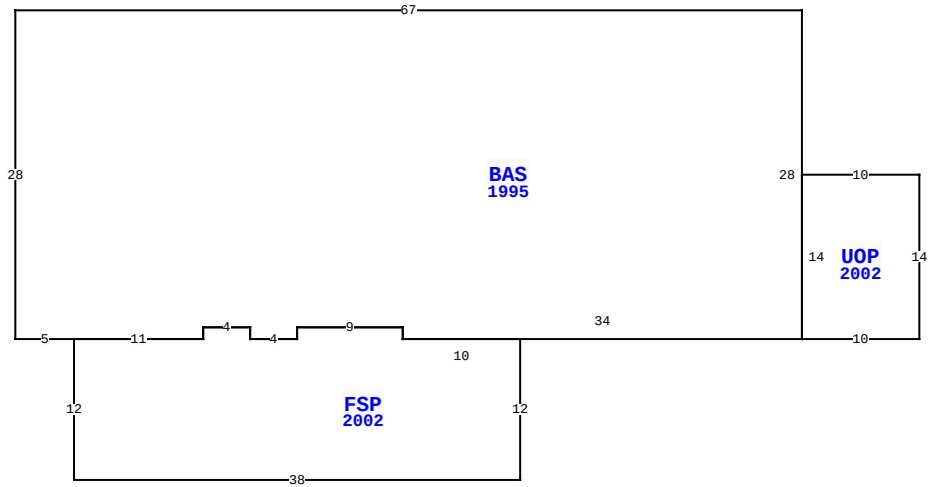
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,863	100	1,863	126,401
FSP	469	60	281	19,065
UOP	140	25	35	2,375
TOTALS	2,472		2,179	147,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,179	137.0600	102.80	224,001	1995	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2021 Heated Area: 1863 HX Base Yr 2021



44217 HIGGINBOTHAM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,841
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		181,736
SOH/AGL Deduction		40,702
ASSESSED VALUE		141,034
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		86,034
TOTAL JUST VALUE		181,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95777	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/0119	7/14/2020	WD	Q	I	01	160,000
GRANTOR: NELSON JAMES A & BEVE						
GRANTEE: BREWER ROBIN S & LE						
2020/0218	12/21/2015	SW	U	I	18	53,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: NELSON JAMES A & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W67 S28 E5 FSP=[YR=2002] S12 E38 N12 W10 N1 W9 S1 W4 N1 W4 S1 W11 $ E11 N1 E4 S1 E4 N1 E9 S1 E34
UOP=[YR=2002] E10 N14 W10 S14 $ N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	0005	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,200							

REVIEW DATE 07/19/2022 BY TWA Total Acres: 1.04 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 08/06/2024 BY SYS