LOT 39
IN OR 1871/919
2000 OAKW SW/MH

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

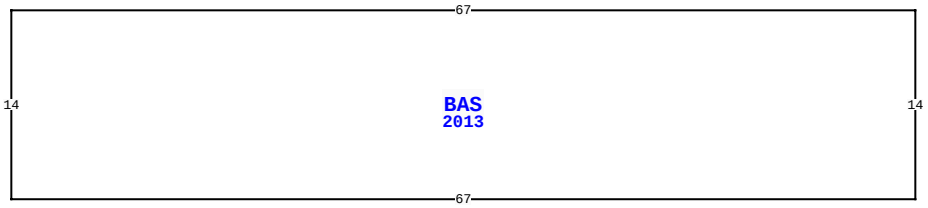
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	938	39,869
TOTALS	938		938	39,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	938	123.2000	92.40	86,671	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 938 HX Base Yr



44762 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	39,869
TOTAL MARKET OB/XF VALUE	1,090
TOTAL LAND VALUE - MARKET	54,450
TOTAL MARKET VALUE	95,409
SOH/AGL Deduction	23,979
ASSESSED VALUE	71,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,430
TOTAL JUST VALUE	95,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3816	MH MOVE-ON	0	04/01/2002
MH003135	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1871/0919	8/01/2013	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: GILES ARTHUR M & SA						
0973/1118	3/06/2001	WD	U	I	05	100
GRANTOR: WILLIAMS DENA R						
GRANTEE: HIGGINBOTHAM MARVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W67 S14 E67 N14$.

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	0825	BRICK	0	0	0	0	74.00	SF	12.50	12.50	100	2002	2002	3	95	879	
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	13.20	13.20	100	2002	2002	3	20	211	

LAND DESCRIPTION

TOTAL OB/XF 1,090

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	0	0006	OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,450							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.21 Total Land Value: 54,450 Market: 0 Agricultural: 0 Common: 54,450 PRINTED 08/06/2024 BY SYS