PT OF LOT 4 IN OR 2715/1027 BEI
SPRADLEY ESTATES PB 5/375

M & I REVOCABLE LIVING TRUST/HIGGINBOTHAM JIMMY L
43131 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2024

30-1N-25-1920-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

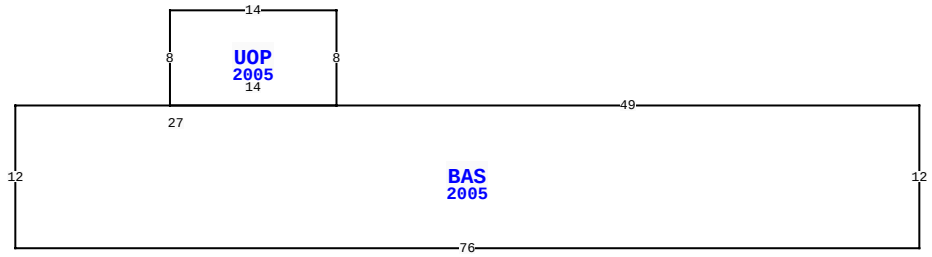
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
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	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	12,410
UOP	112	25	28	381
TOTALS	1,024		940	12,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	940	97.2000	68.04	63,958	1985	1985	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 912 HX Base Yr



43028 THOMAS CREEK 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	36,155
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,120
TOTAL MARKET VALUE	78,275
SOH/AGL Deduction	4,373
ASSESSED VALUE	73,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,902
TOTAL JUST VALUE	78,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165716	CO ISSUED	0	06/22/2016
B1632541	XFOB	4,910	06/01/2016
MH165716	MH MOVE-ON	0	03/01/2016
E15642	ELEC OTHER	0	08/01/2005
MH044508	MH MOVE-ON	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2715/1027	5/30/2024	SW	U	I	11	100
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: M & I REVOCABLE LIV						
2025/1122	1/26/2016	WD	Q	I	01	44,000
GRANTOR: GOLDEN GERALD THOMAS						
GRANTEE: HIGGINBOTHAM JIMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W49 UOP=[YR=2005] N8 W14 S8 E14$ W27 S12 E76 N12$.

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	0	0006	OR	0.00	0.00	3.90	AC		1.00	1.00	0.60	18,000.00	10,800.00	42,120							

REVIEW DATE 01/23/2023 BY KWA Total Acres: 3.90 Total Land Value: 42,120 Market: 0 Agricultural: 0 Common: 42,120 PRINTED 08/06/2024 BY SYS

PT OF LOT 4 IN OR 2715/1027 BEI
SPRADLEY ESTATES PB 5/375

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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		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

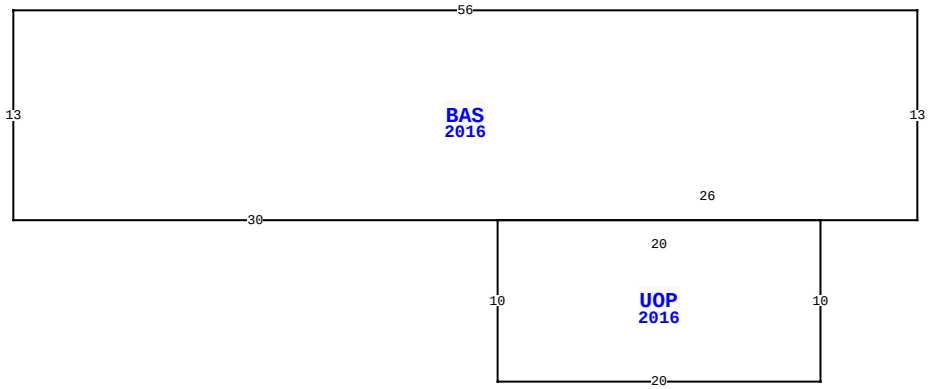
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	21,862
UOP	200	25	50	1,502
TOTALS	928		778	23,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	778	114.4000	85.80	66,752	1996	1996	0	0	0	65.00	35.00

2 M/H 94+ – 0% - 0 Heated Area: 728 HX Base Yr



43028 THOMAS CREEK RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: M & I REVOCABLE LIV						
2025/1122	1/26/2016	WD	Q	I	01	44,000
GRANTOR: GOLDEN GERALD THOMAS						
GRANTEE: HIGGINBOTHAM JIMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S13 E30 UOP=[YR=2016] S10E20 N10 W20$ E26 N13$.

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

REVIEW DATE 01/23/2023 BY KWA Total Acres: 3.90 Total Land Value: 42,120 Market: 0 Agricultural: 0 Common: 42,120 PRINTED 08/06/2024 BY SYS