IN OR 1850/1250
1988 CHAP SWMH

HIGGINBOTHAM VERNON NATHAN
448041 US HWY 301
CALLAHAN, FL 32011

2025

01-1N-24-0000-0002-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

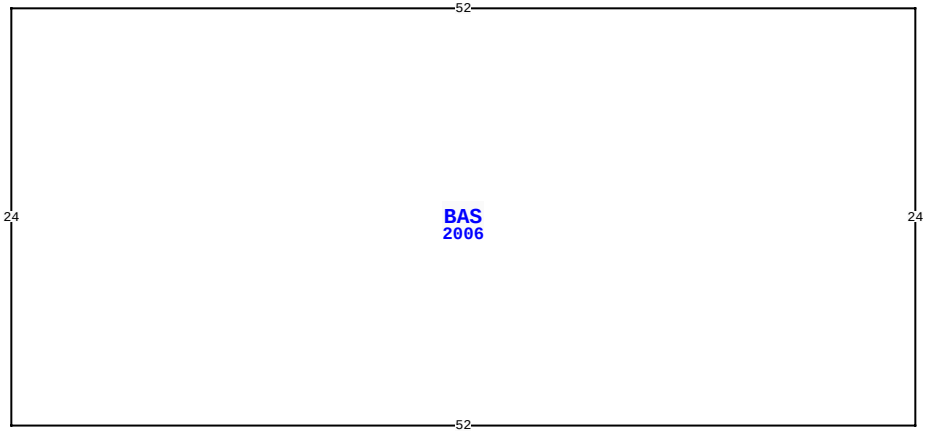
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2006	1,248	41,054
TOTALS	1,248			1,248	41,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	102.8000	82.24	102,636	1988	1998	0	0	0	60.00	40.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



448041 US HWY 301, CALLAHAN

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/21/2025 MLU
INC DATE | AG DATE

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
2	0751	UOP	0	0	18	10	180.00	SF	10.00	10.00	100	1990	1990	3	20	360	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	41,054
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	87,654
SOH/AGL Deduction	39,576
ASSESSED VALUE	48,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,078
TOTAL JUST VALUE	87,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1913/1983	11/21/2013	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: HIGGINBOTHAM VERNON						
1850/1250	4/08/2013	WD	U	I	30	100
GRANTOR: HIGGINBOTHAM VERNON N						
GRANTEE: HIGGINBOTHAM VERNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W52 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	000100	C	RES	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/24/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS