

IN OR 1591/72
R788263 & R788264
UTIL ESMT OR 2308/681

POPE GARY R
44103 HIGGINBOTHAM DRIVE
CALLAHAN, FL 32011

2025

01-1N-24-0000-0003-0240



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 90
Interior Floo	08	SHT VINYL 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

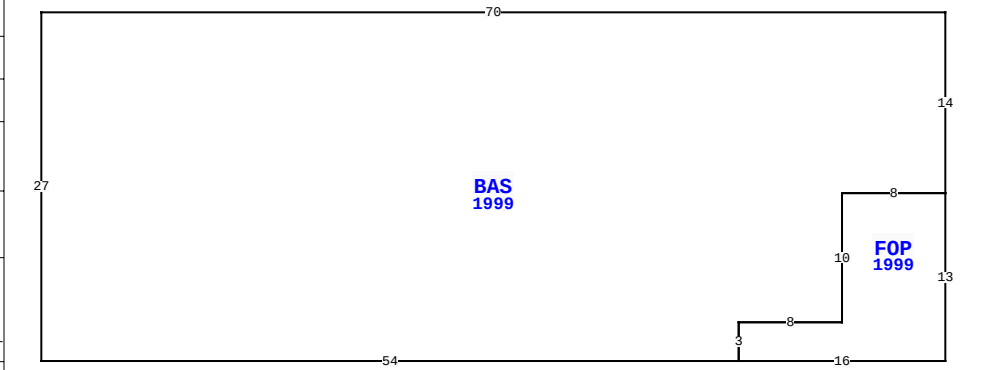
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1999	1,762	81,375
FOP	128	30	1999	38	1,755
TOTALS	1,890			1,800	83,130

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	2.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,800	129.3600	109.96	197,928	1997	1999	0	0	0 58.00	42.00
1 M/H 94+ - 100% - 2009											
Heated Area: 1762											
HX Base Yr 2009											



44103 HIGGINBOTHAM DR, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
2,765											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		83,130	
TOTAL MARKET OB/XF VALUE		2,765	
TOTAL LAND VALUE - MARKET		77,000	
TOTAL MARKET VALUE		162,895	
SOH/AGL Deduction		83,800	
ASSESSED VALUE		79,095	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		28,373	
TOTAL JUST VALUE		162,895	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		145,640	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH2871	MH MOVE-ON	0	10/01/1999
MHU	MH MOVE-ON	0	09/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1591/0072	10/28/2008	WD	Q	I		134,000	
GRANTOR: SIPE CRAIG & APRIL							
GRANTEE: POPE GARY R							
1213/0099	3/04/2004	WD	Q	I	05	58,000	
GRANTOR: CONSECO FINANCE SERVI							
GRANTEE: SIPE CRAIG & APRIL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W70 S27 E54 FOP=[YR=1999] E16 N13 W8 S10 W8 S3\$ N3 E8 N10 E8 N14\$.									