LOT 16 SEC 5-1N-25
MH/ID FLHML3B155723147B &
FLHML3B155723147A

HIGGINBOTHAM MARTIN B & DEBRA
44633 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2025

04-1N-25-276C-0016-0000

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 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

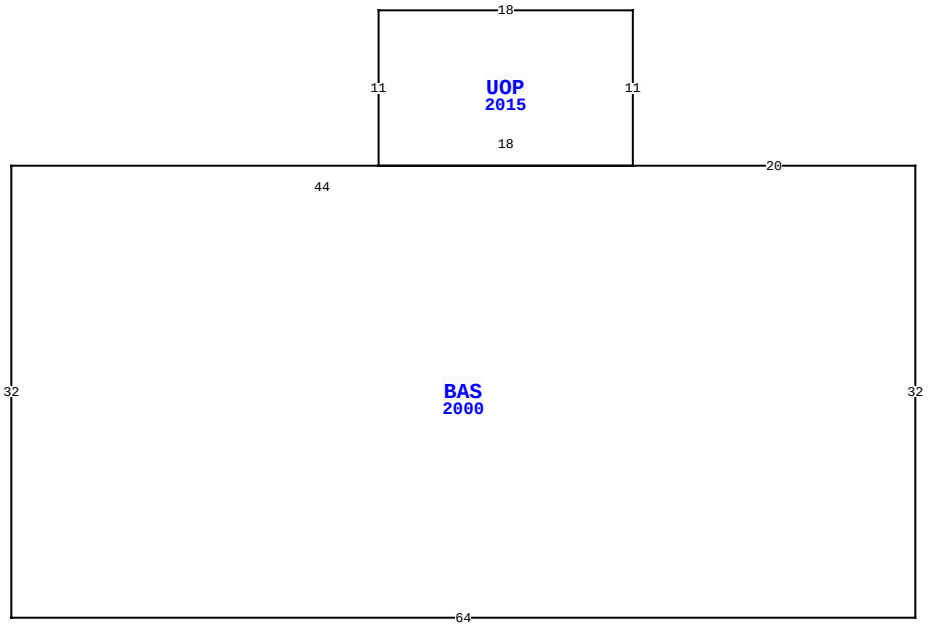
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2000	2,048	89,770
UOP	198	25	2015	50	2,192
TOTALS	2,246			2,098	91,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,098	117.2000	99.62	209,003	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2001 Heated Area: 2048 HX Base Yr 2001



44633 PINEBREEZE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		91,961
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		58,320
TOTAL MARKET VALUE		153,186
SOH/AGL Deduction		77,700
ASSESSED VALUE		75,486
TOTAL EXEMPTION VALUE	HX HB	50,486
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11821	REPAIR/RRF	1,500	04/01/2009
B22382	XFOB	7,920	04/01/2009
MH003263	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0952/0580	10/04/2000	WD	U	V	07	100
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						
0950/1540	9/25/2000	WD	U	I	13	30,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HIGGINBOTHAM MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 UOP=[YR=2015] N11 W18 S11 E18$ W44 S32 E64 N32 $.

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	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	100	0006	OR	0.00	0.00	1.62	AC		1.00	1.00	0.80	45,000.00	36,000.00	58,320							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.62 Total Land Value: 58,320 Market: 0 Agricultural: 0 Common: 58,320 PRINTED 07/30/2025 BY SYS