

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

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

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100
Roof Structur03GABLE/HIP 100
Roof Cover12MODULAR MT 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

StoriesUnits1.
 1. 100
 0 100

Quality03Quality Level 03
DOR CODE0200MOBILE HOME
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	2013	938	43,220

TOTALS938100201393843,220

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND080002938123.2000104.7298,227200020000056.0044.00

M/H 94+ - 0% - 0Heated Area: 938HX Base YrBAS 2013

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:
BUILDING MARKET VALUE43,220
TOTAL MARKET OB/XF VALUE1,081
TOTAL LAND VALUE - MARKET54,450
TOTAL MARKET VALUE98,751
SOH/AGL Deduction20,178
ASSESSED VALUE78,573
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE78,573
TOTAL JUST VALUE98,751
NCON VALUE0
INCOME VALUEPREVIOUS YEAR MKT VALUE95,409

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE1871/09198/01/2013WDUUI11100GRANTOR:HIGGINBOTHAM MARVIN EGRANTEE:GILES ARTHUR M & SA0973/11183/06/2001WDDQI05100GRANTOR:WILLIAMS DENA RGRANTEE:HIGGINBOTHAM MARVIN

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

LUSE CLSLAND USECAPRDLOCFRONTDEPTHTOT LND UNITUNITDPHT% TOT UNITADJ LANDOTHERADJUSTMENTSYEARDENSITYDECLFRZYRCONSRV1000100CRES00006OR0.000.001.21AC1.001.001.0045,000.0045,000.0054,450

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.21 Total Land Value: 54,450 Market: 0 Agricultural: 0 Common: 54,450 PRINTED 07/30/2025 BY SYS