LOTS 68 & 69
IN OR 1435/1626
2007 DW/MH FTWD

RIGGS RENA K/RIGGS CATHERINE JOANNA
44040 MAPLE CT
CALLAHAN, FL 32011

2025

06-1N-25-199S-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

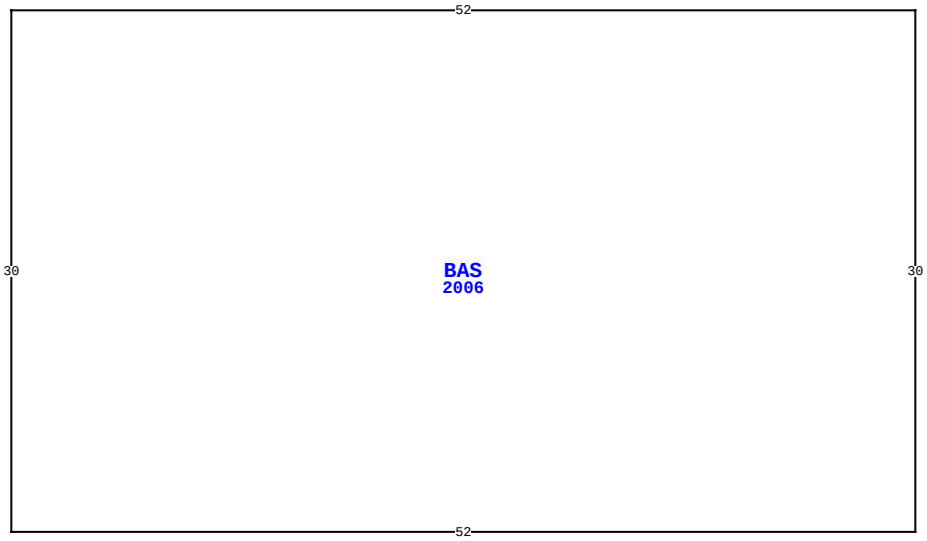
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2006	1,560	118,599
TOTALS	1,560			1,560	118,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	135.5200	115.19	179,696	2006	2011	0	0	0	34.00	66.00

1 M/H 94+ – 50% - 2007 Heated Area: 1560 HX Base Yr 2007



44040 MAPLE CT, CALLAHAN

BLD DATE	06/08/2007 DJ	LGL DATE	
XF DATE		LAND DATE	03/26/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		118,599
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		190,599
SOH/AGL Deduction		81,975
ASSESSED VALUE		108,624
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		83,624
TOTAL JUST VALUE		190,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4845	MH MOVE-ON	0	11/22/2006
E18100	ELEC OTHER	0	09/01/2006
M12078	MECH OTHER	0	09/01/2006
P11584	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/1626	8/08/2006	WD	Q	V		20,000

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: RIGGS RENA K & CATH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W52 S30 E52 N30$.

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	000100	C	RES	50	0005	RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	36,000.00	36,000.00	72,000							

REVIEW DATE 03/16/2020 BY KBP Total Acres: 0.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS