NE1/4
IN OR 2086/496
R278396 & R278397

YOUNG AMBER S L/E/
44084 WAGON TRAIL
CALLAHAN, FL 32011

2025

12-1N-24-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

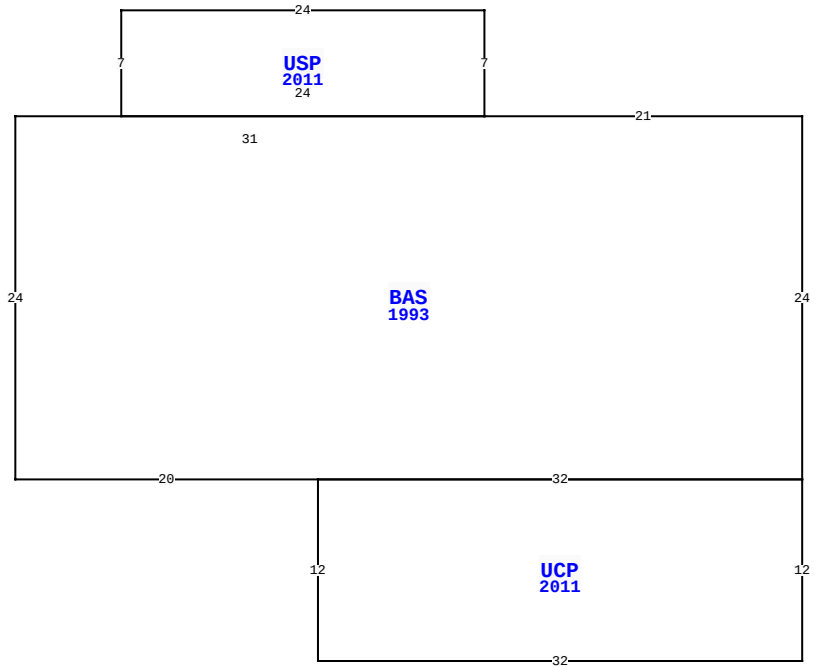
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	27,556
UCP	384	20	2011	77	1,700
USP	168	50	2011	84	1,855
TOTALS	1,800			1,409	31,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,409	92.0000	73.60	103,702	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2025 Heated Area: 1248 HX Base Yr 2025



44084 WAGON TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/16/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		31,111
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		522,000
TOTAL MARKET VALUE		121,048
SOH/AGL Deduction		0
ASSESSED VALUE		121,048
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,326
TOTAL JUST VALUE		553,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5548	CHNGE SRVC	0	12/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2086/0496	12/01/2016	FJ	U	I	11	0
GRANTOR: HIGGINBOTHAM RODNEY W						
GRANTEE: HIGGINBOTHAN CHRIST						
0354/0816	3/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 USP=[YR=2011] N7 W24 S7 E24$ W31 S24 E20
UCP=[YR=2011] S12 E32 N12 W32$ E32 N24$.

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	0570	JUNK HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	1987	1987	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	67.90	AC		1.00	1.00	1.00	225.00	225.00	15,278							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	60.60	AC		1.00	1.00	1.00	390.00	390.00	23,634							
4	005900	A	TIMBER WETLA	100		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	50.00	50.00	900							
5	006000	A	PASTURE - HA	100		OR	0.00	0.00	12.50	AC		1.00	1.00	1.00	370.00	370.00	4,625							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	159.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	477,000							

REVIEW DATE 03/02/2020 BY TWA Total Acres: 160.00 Total Land Value: 89,437 Market: 477,000 Agricultural: 44,437 Common: 45,000 PRINTED 07/30/2025 BY SYS