LOT 6
PT OR 2100/105
BROOK BLAIR EST PB 5/390

HIGGINBOTHAM FAMILY TRUST/HIGGINBOTHAM MILDRED P T
43117 THOMAS CREEK RD
CALLAHAN, FL 32011

2025

24-1N-24-0150-0006-0000

BUILDING CHARACTERISTICS

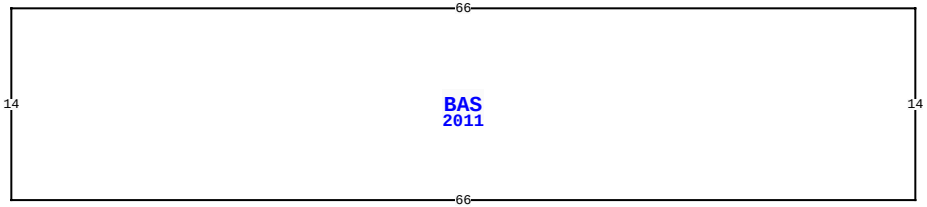
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	924	100	2011	924	21,467
TOTALS	924			924	21,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.8000	77.44	71,555	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



43059 BLAIR CT, CALLAHAN

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

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	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	21,466
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	57,600
TOTAL MARKET VALUE	79,786
SOH/AGL Deduction	30,663
ASSESSED VALUE	49,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,123
TOTAL JUST VALUE	79,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95795	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2100/0105	2/09/2017	WD	U	I	11	100

GRANTOR: HIGGINBOTHAM MARVIN &

GRANTEE: HIGGINBOTHAM FAMILY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 720

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	0	0005	OR	0.00	0.00	1.28	AC		1.00	1.00	1.00	45,000.00	45,000.00	57,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.28 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 07/30/2025 BY SYS