LOT 10
IN OR 1458/638
BROOK BLAIR EST PB 5/390

GILES SANDRA HIGGINBOTHAM
43085 THOMAS CREEK DRIVE
CALLAHAN, FL 32011

2025

24-1N-24-0150-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

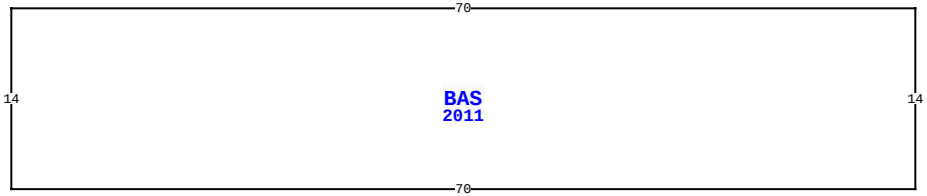
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	2011	980	20,180
TOTALS	980			980	20,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	980	85.8000	68.64	67,267	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 980 HX Base Yr



43114 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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	20,180
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,150
TOTAL MARKET VALUE	95,330
SOH/AGL Deduction	37,189
ASSESSED VALUE	58,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,141
TOTAL JUST VALUE	95,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	08/01/1997
MHU95944	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/0638	11/13/2006	WD	Q	I	01	100

GRANTOR: HIGGINBOTHAM MARVIN &
GRANTEE: GILES SANDRA HIGGIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W70 S14 E70 N14$.

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	0	0005	OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	45,000.00	45,000.00	75,150							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.67 Total Land Value: 75,150 Market: 0 Agricultural: 0 Common: 75,150 PRINTED 07/30/2025 BY SYS