BLOCK 4 PT OF LOT 4 (S-5)
2002 KING DW
IN OR 1058/854

WATERS BRIDGET D/WOODLE BRIAN S
43076 GLADE HILL ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0045

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

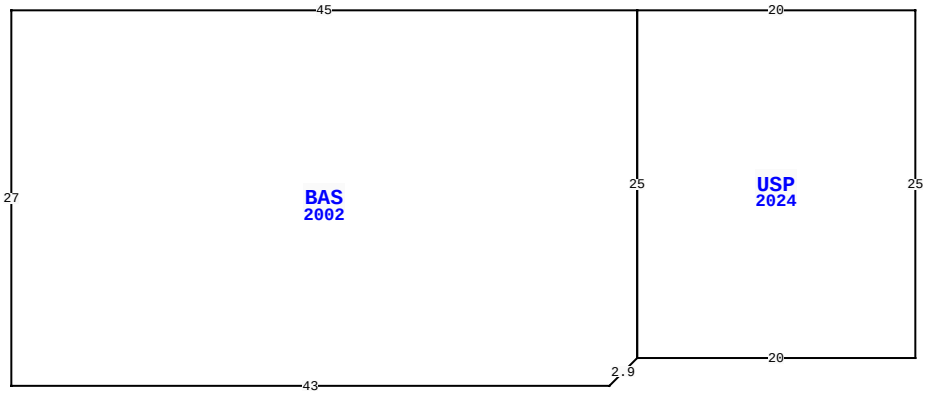
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,213	100	2002	1,213	60,972
USP	500	50	2024	250	12,566
TOTALS	1,713			1,463	73,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,463	123.2000	104.72	153,205	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2003 Heated Area: 1213 HX Base Yr 2003



43076 GLADE HILL RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		97,426
TOTAL MARKET OB/XF VALUE		454
TOTAL LAND VALUE - MARKET		48,150
TOTAL MARKET VALUE		146,030
SOH/AGL Deduction		73,333
ASSESSED VALUE		72,697
TOTAL EXEMPTION VALUE	HX HB	47,697
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002877	GARAGE	69,804	03/03/2023
MH3851	MH MOVE-ON	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1058/0854	5/29/2002	WD	Q	I		29,900

GRANTOR: HIGGINBOTHAM ALBERT L

GRANTEE: WATERS BRIDGET D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W45 S27 E43 U2R2 N25 $
USP=[YR=2024;ORIG=0,0] E20 S25 W20 N25 $
.

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	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	2004	2004	3	21	454	

LAND DESCRIPTION

TOTAL OB/XF 454

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	100	0006	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							

REVIEW DATE 12/19/2023 BY WW Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS

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CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0045

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

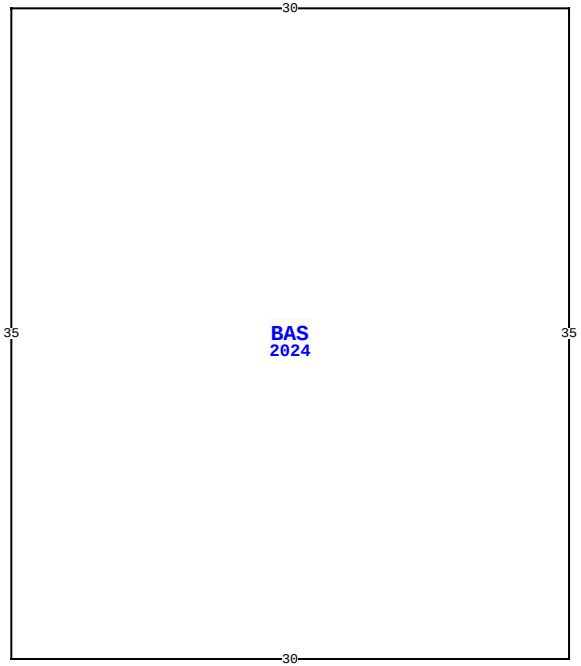
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2024	1,050	23,888
TOTALS	1,050			1,050	23,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	62.1000	22.98	24,129	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1050 HX Base Yr 2003



43076 GLADE HILL RD, CALLAHAN

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XF DATE		LAND DATE	05/21/2025 MLU
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TOTAL JUST VALUE		146,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: HIGGINBOTHAM ALBERT L

GRANTEE: WATERS BRIDGET D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,5] E30 S35 W30 N35 $
.

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

REVIEW DATE 12/19/2023 BY WW Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS