PT LOT 6 & PT OF GOVT LOT 5 OF
SEC 32-2N-25E & PT OF N1/4 OF
SEC 5-1N-25E IN OR 2103/981

MASSIS GASSAN B
44070 MAUDE ST
CALLAHAN, FL 32011

2025

32-2N-25-5750-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

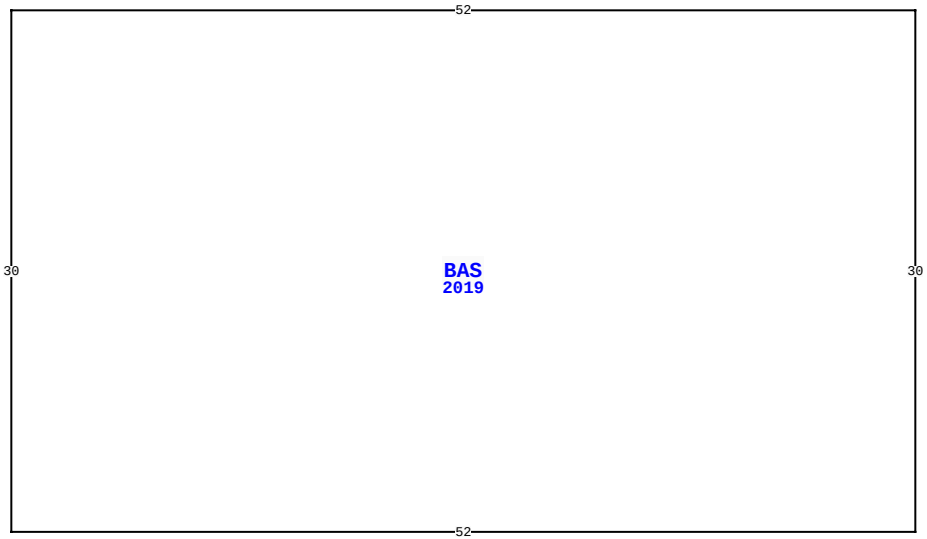
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2019	1,560	142,062
TOTALS	1,560			1,560	142,062

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	115.2000	97.92	152,755	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2020 Heated Area: 1560 HX Base Yr 2020



44070 MAUDE ST, 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		142,062
TOTAL MARKET OB/XF VALUE		13,608
TOTAL LAND VALUE - MARKET		55,906
TOTAL MARKET VALUE		211,576
SOH/AGL Deduction		70,606
ASSESSED VALUE		140,970
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,248
TOTAL JUST VALUE		211,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002553	XFOB	21,300	03/20/2020
19001295	CO ISSUED	0	08/09/2019
19001295	MH MOVE-ON	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2103/0981	2/16/2017	WD	U	V	37	7,500

GRANTOR: HIGGINBOTHAM GARY L &
GRANTEE: MASSIS GASSAN B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] 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
1	0203	BARN MTL 0	0	100	42	20	840.00	SF	18.00	18.00	100	2020	2020	3	90	13,608	

LAND DESCRIPTION

TOTAL OB/XF 13,608

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		OR	0.00	0.00	1.55	AC		1.00	1.00	0.80	45,000.00	36,000.00	55,800							
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	1.06	AC		1.00	1.00	1.00	100.00	100.00	106							

REVIEW DATE 08/10/2020 BY KB Total Acres: 2.61 Total Land Value: 55,906 Market: 0 Agricultural: 0 Common: 55,906 PRINTED 07/30/2025 BY SYS