LOT 1 MH/ID G7258A & G7258B
F/N/A PARCEL 15-18 OR 448/570
HIGGENBOTHAM ESTATES PB 5/125

NABERS RANDELL L/NABERS CLIFFORD DEWAYNE
44554 KEME RD
CALLAHAN, FL 32011

2025

33-2N-25-0740-0001-0000

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

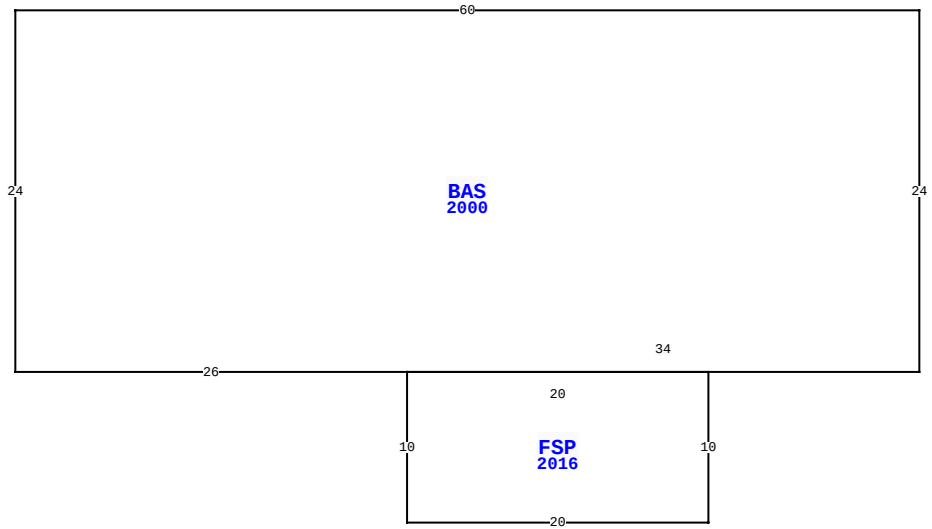
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2000	1,440	40,228
FSP	200	60	2016	120	3,352
TOTALS	1,640			1,560	43,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,560	116.4000	93.12	145,267	1973	1990	0	0	0	70.00	30.00

1 M/H 93- – 50% - 2024 Heated Area: 1440 HX Base Yr 2024



44554 KEME RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		43,580
TOTAL MARKET OB/XF VALUE		374
TOTAL LAND VALUE - MARKET		109,500
TOTAL MARKET VALUE		153,454
SOH/AGL Deduction		42,506
ASSESSED VALUE		110,948
TOTAL EXEMPTION VALUE	HA HAB	28,624
BASE TAXABLE VALUE		82,324
TOTAL JUST VALUE		153,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,226

MISC PL SHEDS ATTACHED TO STRG =NV
3/2023KW: ALSO OWNS ADJCNT VACANT LOT 14

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11165	XFOB	1,789	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/1588	9/22/2022	FJ	U	I	11	0
GRANTOR: NABERS FRANK L EST						
GRANTEE: NABERS CLIFFORD DEW						
0448/0570	3/01/1985	WD	U	V		10,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S24 E26 FSP=[YR=2016] S10 E20 N10 W20 $ E34 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	0940	SHEDS/PORT	0	50	12	8	96.00	SF	19.50	19.50	100	2003	2003	3	20	374	

LAND DESCRIPTION

TOTAL OB/XF 374

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	50		OR	0.00	0.00	3.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	109,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.65 Total Land Value: 109,500 Market: 0 Agricultural: 0 Common: 109,500 PRINTED 07/30/2025 BY SYS