PT OF SE1/4 OF SE1/4
IN OR 1887/1981
1995 FLEE DW/MH

HIGGINBOTHAM MAURICE & DOROTHY
46098 GRUMPY WAY
CALLAHAN, FL 32011

2025

34-2N-23-0000-0011-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

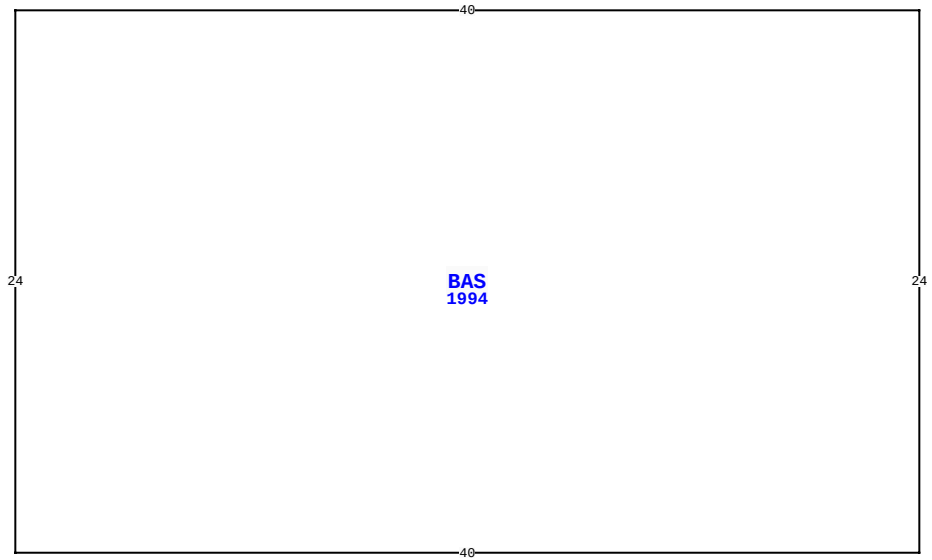
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1994	960	28,789
TOTALS	960			960	28,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	117.6000	99.96	95,962	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	28,789
TOTAL MARKET OB/XF VALUE	5,426
TOTAL LAND VALUE - MARKET	50,400
TOTAL MARKET VALUE	84,615
SOH/AGL Deduction	13,533
ASSESSED VALUE	71,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,082
TOTAL JUST VALUE	84,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1259/0654	9/15/2004	WD	Q	I	05	38,500
GRANTOR: GREEN TREE SERVICING						
GRANTEE: MCINTOSH HAROLD SR						
1253/1581	8/19/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: GREENTREE SERVICING						

19339 CR 121, HILLIARD

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

BUILDING NOTES

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	0	5	5	25.00	SF	10.00	10.00	100	1997	1997	3	20	50	
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2001	2001	3	28	3,920	
3	0300	BOAT DCK W	0	0	0	0	100.00	SF	40.00	40.00	100	2001	2001	3	28	1,120	
4	0751	UOP	0	0	6	20	120.00	SF	10.00	10.00	100	2001	2001	3	28	336	

BUILDING DIMENSIONS

BAS=[YR=1994] W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,426

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	0004	OR	0.00	0.00	1.40	AC		1.00	1.00	0.80	45,000.00	36,000.00	50,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.40 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 07/30/2025 BY SYS