IN OR 2602/379
2006 FTWD DW/MH

ADAMS TREVOR/HIGGINBOTHAM HANNA
55097 SUGAR LOAF LANE
CALLAHAN, FL 32011

2025

46-2N-25-0000-0002-0260

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

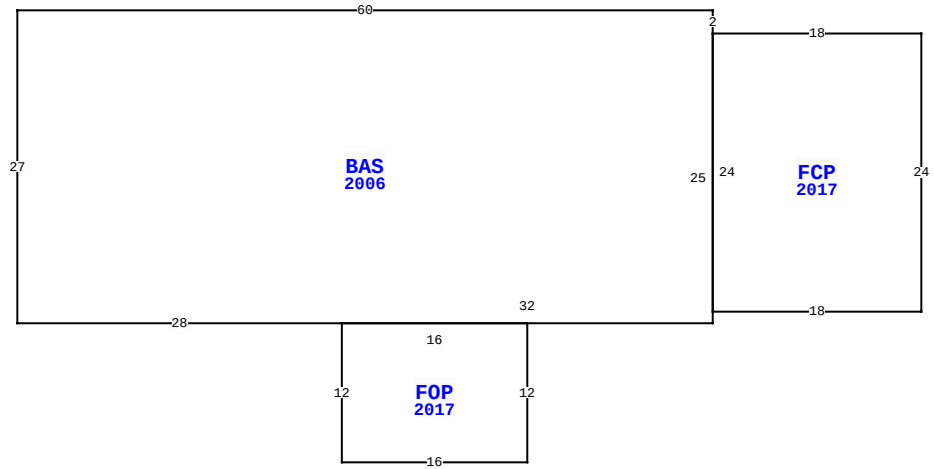
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2006	1,620	90,684
FCP	432	25	2017	108	6,046
FOP	192	30	2017	58	3,247
TOTALS	2,244			1,786	99,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,786	117.6000	99.96	178,529	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2025 Heated Area: 1620 HX Base Yr 2025



55097 SUGAR LOAF LN, 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		99,976
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		144,976
SOH/AGL Deduction		0
ASSESSED VALUE		144,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,254
TOTAL JUST VALUE		144,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4753	MH MOVE-ON	0	04/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0379	11/10/2022	WD	Q	I	01	150,000
GRANTOR: CRIBB DEBRA H						
GRANTEE: ADAMS TREVOR & HANN						
2481/0472	5/27/2021	WD	U	I	37	60,000
GRANTOR: HIGGINBOTHAM JOSEPH &						
GRANTEE: CRIBB DEBRA H						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2017] W18 BAS=[YR=2006] N2 W60 S27 E28 FOP=[YR=2017] S12 E16 N12 W16$ E32 N25$ S24 E18 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

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS