IN OR 1344/314
EX R/W OR 971/1807
1993 OAK DW/MH

MATTOX CHARITY A
44037 HIGGINBOTHAM RD
CALLAHAN, FL 32011

2026

01-1N-24-0000-0003-0180

BUILDING CHARACTERISTICS

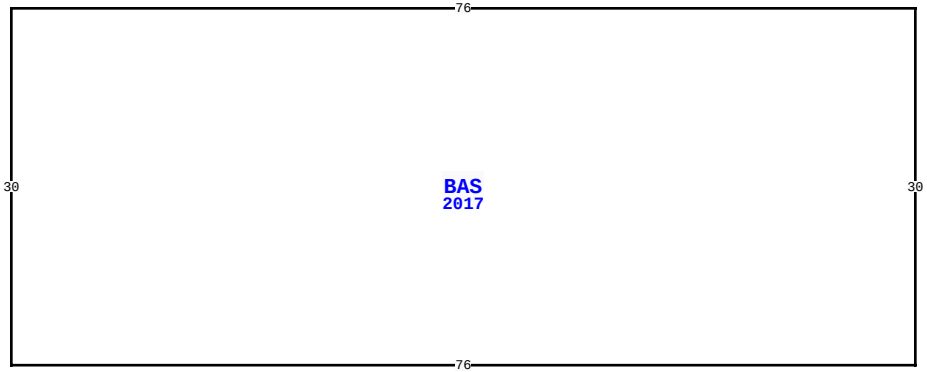
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,280	100	2017	2,280	210,909
TOTALS	2,280			2,280	210,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	115.63	263,636	2017	2017	0	0	0	20.00	80.00

1 M/H 94+ 100% - 2008 Heated Area: 2280 HX Base Yr 2008



BLD DATE	04/02/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

44037 HIGGINBOTHAM DR, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		210,909
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		245,504
SOH/AGL Deduction		76,671
ASSESSED VALUE		168,833
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,422
TOTAL JUST VALUE		245,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703158	CO ISSUED	0	04/11/2017
C4854	CO ISSUED	0	10/01/2006
MH064854	MH MOVE-ON	0	10/01/2006
P11639	OTHER	0	10/01/2006
MH951100	MH MOVE-ON	0	11/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0314	8/23/2005	WD	U	I	11	32,000
GRANTOR: GAINEY FLETCHER A JR						
GRANTEE: MATTOX CHARITY A						
0752/0239	2/01/1996	WD	Q	I		24,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: GAINEY FLETCHER A J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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	0.78	AC		1.00	1.00	1.00	40,000.00	40,000.00	31,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.78 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 07/09/2026 BY SYS