IN OR 920/585
UTIL ESMT IN OR 2366-35
GAFLWO5A28414CH21 &

MAHON TRACEY L & ANTHONY S
44165 HIGGINBOTHAM DRIVE
CALLAHAN, FL 32011

2026

01-1N-24-0000-0003-0220

BUILDING CHARACTERISTICS

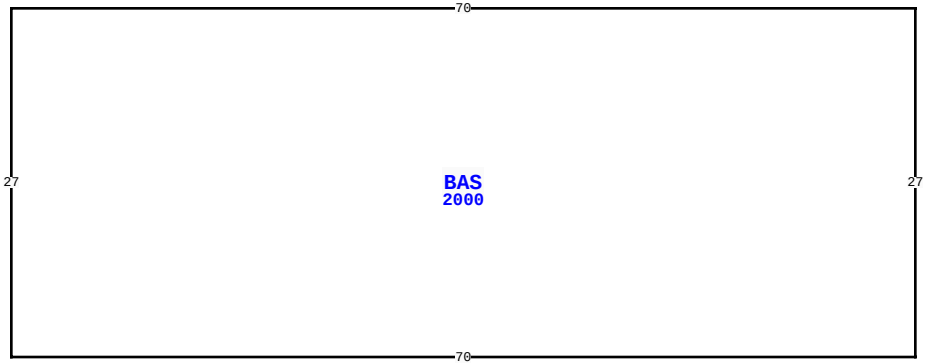
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,890	100	2000	1,890	92,732
TOTALS	1,890			1,890	92,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	129.8000	116.82	220,790	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 2001 Heated Area: 1890 HX Base Yr 2001



44165 HIGGINBOTHAM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	2000	2000	3	81	2,835	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		92,732
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		135,567
SOH/AGL Deduction		71,401
ASSESSED VALUE		64,166
TOTAL EXEMPTION VALUE	HX HB	39,166
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH00	MH MOVE-ON	0	03/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0920/0585	2/16/2000	WD	Q	V		15,000
GRANTOR: MASHBURN WILLIAM A &						
GRANTEE: MAHON TRACEY L & AN						
0750/0493	2/01/1996	QC	Q	V	01	100
GRANTOR: MAHON ANTHONY S & TRA						
GRANTEE: MASHBURN WM A & EMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W70 S27 E70 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS