

PT OF GOVT LOT 3 OF
SEC 27-3N-25E IN OR 1020/236
{2002 FLTWD DW/MH}

HIGDON DONALD W
56029 ALLYSA LANE
CALLAHAN, FL 32011

2026

27-3N-25-0000-0004-0000



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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2002	1,950	92,032
TOTALS	1,950			1,950	92,032

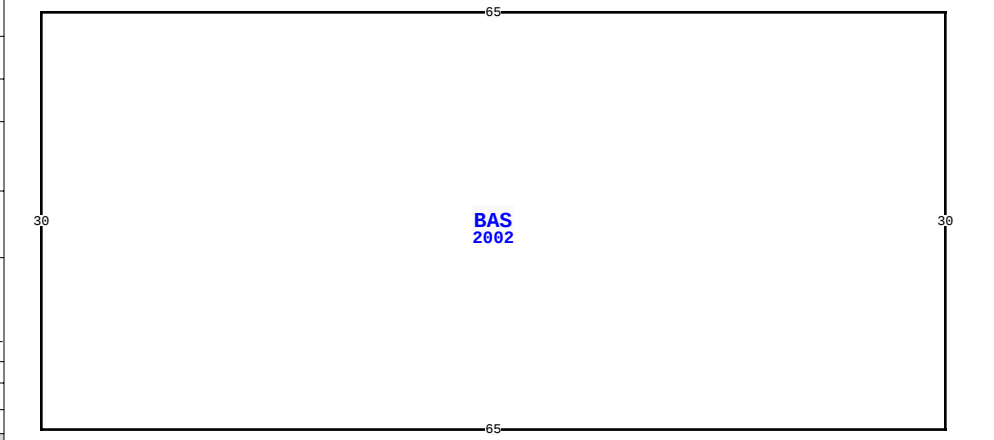
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	12	8			96.00	SF	10.00				192	

LAND DESCRIPTION			TOTAL OB/XF 192													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0007	OR	0.00	0.00	2.56	AC		1.00	1.00	1.00	40,000.00	40,000.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,950	114.0000	102.60	200,070	2002	2002	0	0	0	54.00
1 M/H 94+		100% - 2003		Heated Area: 1950				HX Base Yr 2003			



56029 ALLYSA LN, CALLAHAN	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2002] W65 S30 E65 N30 \$.											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		92,032	
TOTAL MARKET OB/XF VALUE		192	
TOTAL LAND VALUE - MARKET		102,400	
TOTAL MARKET VALUE		194,624	
SOH/AGL Deduction		104,102	
ASSESSED VALUE		90,522	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		39,111	
TOTAL JUST VALUE		194,624	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		180,490	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015103	NEW CONSTR	0	12/01/2001
8798	NEW CONSTR	0	12/01/2001
3668	MH MOVE-ON	0	11/01/2001
MH013397	MH MOVE-ON	0	02/01/2001
5596	NEW CONSTR	72,595	03/27/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1020/0236	11/19/2001	WD U	I	13		34,900	
GRANTOR: GRAHAM SHARI T							
GRANTEE: HIGDON PATTI J							
0969/0337	2/02/2001	WD U	V	16		50,000	
GRANTOR: VANZANT ROLLAND & DEL							
GRANTEE: GRAHAM SHARI T							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2002] W65 S30 E65 N30 \$.											

Total Acres: 2.56	Total Land Value: 102,400	Market: 0	Agricultural: 0	Common: 102,400	PRINTED 07/09/2026 BY SYS
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