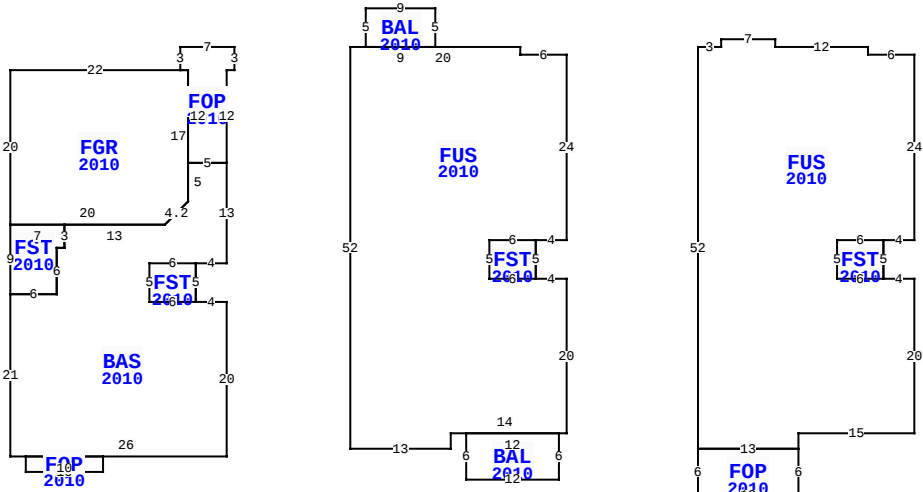


HIGGINBOTHAM FAMILY REV LIVING TRUST/HIGGINBOTHAM
6726 SW 35TH WAY
GAINESVILLE, FL 32608

00-00-31-1741-0001-0020

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																		
Exterior Wall	16	WD FR STUC 70	0320	01	4,016	110.4180		104.90		2009	2009	0	0	6.50	93.50	Tax Group: 2	Tax Dist:																	
Exterior Wall	17	CB STUCCO 30	1 TOWNHOUSE - 0% - 0													BUILDING MARKET VALUE										393,895								
Roof Structur	03	GABLE/HIP 100	Heated Area: 3615													TOTAL MARKET OB/XF VALUE										18,973								
Roof Cover	12	MODULAR MT 100	HX Base Yr													TOTAL LAND VALUE - MARKET										250,000								
Interior Wall	05	DRYWALL 100														TOTAL MARKET VALUE										662,868								
Interior Floor	11	CLAY TILE 60														ASSESSED VALUE										0								
Interior Floor	12	HARDWOOD 40														SOH/AGL Deduction										0								
Air Condition	03	CENTRAL 100														TOTAL EXEMPTION VALUE										0								
Heating Type	04	AIR DUCTED 100														BASE TAXABLE VALUE										662,868								
Bedrooms		5 100														TOTAL JUST VALUE										662,868								
Bathrooms		4.5 100														NCON VALUE										0								
Frame Stories	02	WOOD FRAME 100														INCOME VALUE																		
Units	3.	3. 100														PREVIOUS YEAR MKT VALUE										622,059								
Occupancy	00	NONE 100																																
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA													01																		
NEIGHBORHOOD/LOC		1101.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAL	45	15	7	686																														
BAL	72	15	11	1,079																														
BAS	808	100	808	79,250																														
FGR	456	55	251	24,619																														
FOP	20	30	6	588																														
FOP	78	30	23	2,256																														
FOP	81	30	24	2,354																														
FST	30	55	16	1,569																														
FST	30	55	16	1,569																														
FST	30	55	16	1,569																														
TOTALS		4,514		4,016	393,895																													
EXTRA FEATURES					3207 EVENTIDE CT, FERNANDINA BEACH																													
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	0855	CONC PAVER	0 0	0 0	986.00 SF	10.00		10.00	100	2009	2009	3	91	8,973																				
2	0410	ELEVATOR	0 0	0 0	1.00 UT	10,000.00		10,000.00	100	2011	2011	3	100	10,000																				
TOTAL OB/XF															18,973																			
LAND DESCRIPTION																																		
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000100	C	SFR			R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																	
REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																																		