IN OR 2591/1845

HIGGINBOTHAM ELIZABETH A &/CREWS DYLAN MARSHALL
44200 COW BIRD
CALLAHAN, FL 32011

2023

01-1N-24-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

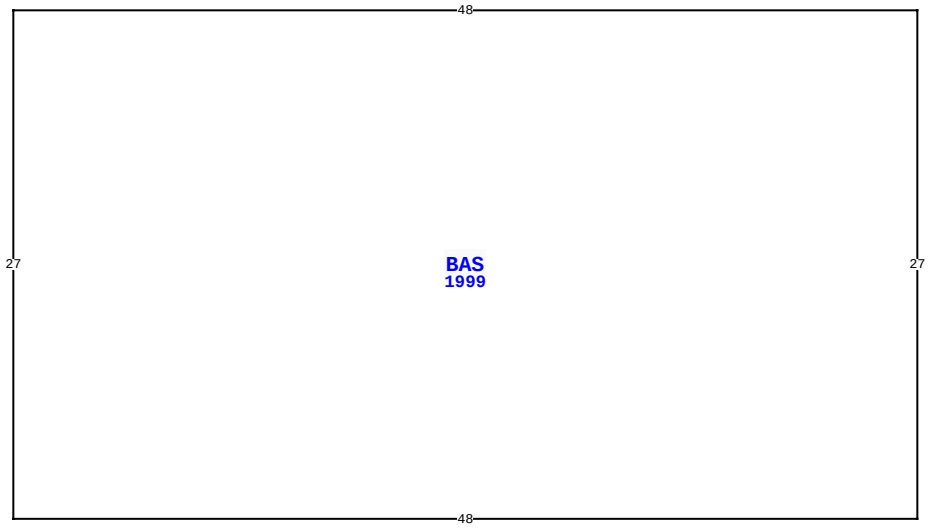
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	51,580
TOTALS	1,296		1,296	51,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	123.6000	86.52	112,130	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2023 Heated Area: 1296 HX Base Yr 2023



44200 COW BIRD LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,580
TOTAL MARKET OB/XF VALUE		4,072
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		115,652
SOH/AGL Deduction		0
ASSESSED VALUE		115,652
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,652
TOTAL JUST VALUE		115,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1845	8/01/2022	WD	U	I	30	175,000
GRANTOR: HIGGINBOTHAM CHARLES						
GRANTEE: HIGGINBOTHAM ELIZAB						
0883/1997	5/21/1999	WD	U	V	01	0
GRANTOR: HIGGINBOTHAM CHARLES						
GRANTEE: HIGGINBOTHAM CHARLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S27 E48 N27$.

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	0811	CONCRETE B	0	100	30	30	900.00	SF	5.20	5.20	100	2005	2005	3	87	4,072	

TOTAL OB/XF 4,072

LAND DESCRIPTION

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	000102	C	SFR/MH	100	0007		0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 01/28/2019 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS