

REVIEW DATE	07/26/2022	BY	TW	Total Acres: 1.00	Total Land Value: 30,000	Market: 0	Agricultural: 0	Common: 30,000	PRINTED 08/02/2023 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS														
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
Exterior Wall	05	AVERAGE 100								0150	01	462	58.9050	29.45	13,606	2017	2017	0	0	0	2.00	98.00		
RooF Structur	03	GABLE/HIP 100								2 ACCESSORY U - 100% - 0Heated Area: 408HX Base Yr														
RooF Cover	12	MODULAR MT 100								BAS 2021														
Interior Wall		N/A 100																						
Interior Floo	02	MIN PLYWD 100																						
Air Condition	99	N/A 100																						
Heating Type		N/A 100																						
Bedrooms		0 100																						
Bathrooms		0 100																						
Frame Stories	02	WOOD FRAME 100																						
	0	0 100								UOP 2021														
Units		0 100																						
Occupancy	00	NONE 100																						
Quality	04	Quality Level 04																						
DOR CODE	0100	SINGLE FAMILY																						
MAP NUM		MKT AREA						08																
NEIGHBORHOOD/LOC	8001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	408	100	408	11,776																				
UOP	272	20	54	1,558																				
TOTALS	680		462	13,334																				
EXTRA FEATURES					44244 HIGGINBOTHAM DR, CALLAHAN																			
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									
11	0855	CONC PAVER	0 100	0 0	977.00	SF	10.00	10.00	100	2022	2022	3	100	9,770										
12	0871	POOL HTR R	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000										
LAND DESCRIPTION					TOTAL OB/XF 11,770																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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NASSAU COUNTY PROPERTY										PAGE 2 of 2	6
VALUATION SUMMARY											
VALUATION BY					STANDARD						
Tax Group: 6					Tax Dist:						
BUILDING MARKET VALUE					237,953						
TOTAL MARKET OB/XF VALUE					62,484						
TOTAL LAND VALUE - MARKET					30,000						
TOTAL MARKET VALUE					330,437						
SOH/AGL Deduction					170,630						
ASSESSED VALUE					159,807						
TOTAL EXEMPTION VALUE					HX HB 50,000						
BASE TAXABLE VALUE					109,807						
TOTAL JUST VALUE					330,437						
NCON VALUE					39,565						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					222,072						