IN OR 690/1962
R787649 & R787650
EX 3-30

WALKER SHANA D HIGGINBOTHAM
PO BOX 1952
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0150

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 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06

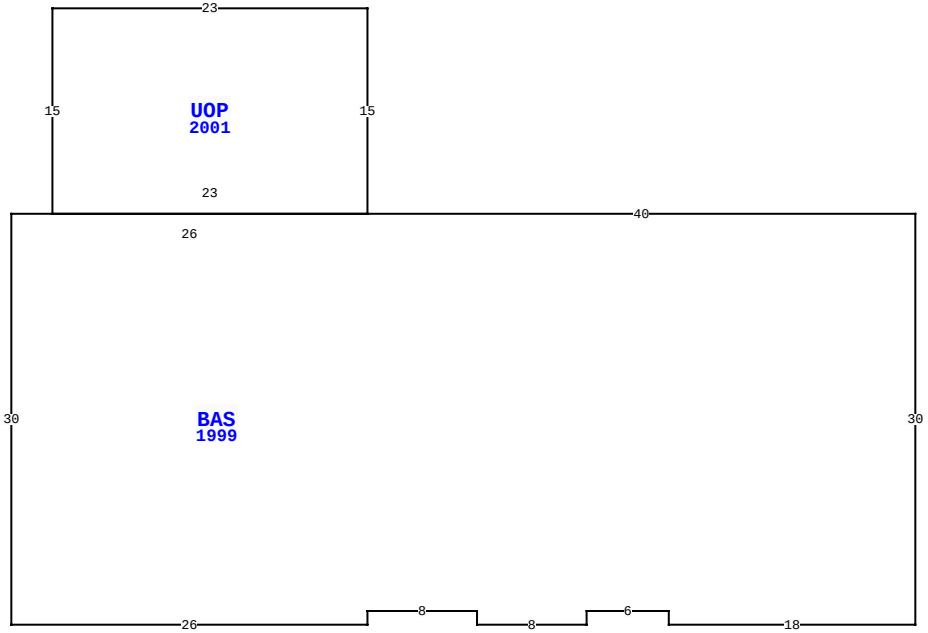
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100	1,966	96,450
UOP	345	25	86	4,219
TOTALS	2,311		2,052	100,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	152.3600	106.65	218,846	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2009 Heated Area: 1966 HX Base Yr 2009



44173 COTTONTAIL TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		100,669
TOTAL MARKET OB/XF VALUE		8,689
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		189,358
SOH/AGL Deduction		121,271
ASSESSED VALUE		68,087
TOTAL EXEMPTION VALUE	HX HB	43,087
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		189,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992720	MH MOVE-ON	0	01/06/1999
94372	MH MOVE-ON	27,000	01/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0690/1962	10/22/1993	WD	U	V	01	100

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: HIGGINBOTHAM SHANA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 UOP=[YR=2001] N15W23 S15 E23$ W26 S30 E26 N1 E8 S1 E8 N1 E6 S1 E18 N30$.

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	0	0	720.00	SF	5.20	5.20	100	1999	1999	3	79	2,958	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
3	0812	CONCRETE C	0	100	37	23	851.00	SF	4.00	4.00	100	2001	2001	3	82	2,791	

LAND DESCRIPTION

TOTAL OB/XF 8,689

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 03/02/2020 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS