

PT OF SE1/4 & SW1/4
R583778 & R583779
IN OR 1716/1566

WILLIAMS DOLORES A H & RAY H
44321 HIGGINBOTHAM DR
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0160



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																																		
Exterior Wall	05	AVERAGE 100	0800	02	1,639	129.3600	90.55	148,411	1994	1994	0	0	0	70.00	30.00	VALUATION SUMMARY																																	
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2011													Heated Area: 1620										HX Base Yr																							
Roof Cover	03	COMP SHNGL 100	27 27 30 30 16 16 8 8 BAS 1994 DCK 1994																											VALUATION BY										STANDARD									
Interior Wall	04	PLYWOOD 100																												Tax Group: 6										Tax Dist:									
Interior Floo	14	CARPET 90																												BUILDING MARKET VALUE										44,523									
Interior Floo	08	SHT VINYL 10																												TOTAL MARKET OB/XF VALUE										32,528									
Air Condition	03	CENTRAL 100																												TOTAL LAND VALUE - MARKET										84,640									
Heating Type	04	AIR DUCTED 100																												TOTAL MARKET VALUE										161,691									
Bedrooms		3 100																												SOH/AGL Deduction										598									
Bathrooms		2 100																												ASSESSED VALUE										161,093									
Frame	02	WOOD FRAME 100																												TOTAL EXEMPTION VALUE										13 161,093									
Stories	0	0 100																												BASE TAXABLE VALUE										0									
Units	0	0 100	TOTAL JUST VALUE										161,691																																				
			NCON VALUE										0																																				
			INCOME VALUE																																														
			PREVIOUS YEAR MKT VALUE										131,954																																				
Quality			04	Quality Level 04																																													
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	1,620	100	1,620	44,007																																													
DCK	128	15	19	516																																													
TOTALS			1,748	1,639	44,523																																												
EXTRA FEATURES					44321 HIGGINBOTHAM DR, CALLAHAN										BLD DATE										LGL DATE																								
															XF DATE										LAND DATE																								
															INC DATE										AG DATE																								
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695																																		
2	0511	GARAGE CB-	0 100	24	24	576.00	SF	40.00	40.00	100	1996	1996	3	73	16,819																																		
4	1242	WD DECK A	0 100	8	16	128.00	SF	10.00	10.00	100	1996	1996	3	20	256																																		
5	0752	USP	0 100	12	15	180.00	SF	15.00	15.00	100	1996	1996	3	25	675																																		
6	0510	GARAGE WD-	0 100	24	12	288.00	SF	28.00	28.00	100	2002	2002	3	32	2,580																																		
7	0479	VF PICKET	0 100	0	0	80.00	LF	10.00	10.00	100	2006	2006	3	72	576																																		
8	0475	VF 4 SBPL	0 100	0	0	32.00	LF	14.00	14.00	100	2006	2006	3	72	323																																		
9	0469	VF LATTIC	0 100	0	0	32.00	SF	5.50	5.50	100	2006	2006	3	72	127																																		
10	0812	CONCRETE C	0 100	0	0	2,436.00	SF	4.00	4.00	100	2005	2005	3	87	8,477																																		
TOTAL OB/XF																	32,528																																
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.29	AC		1.00	1.00	1.00	16,000.00	16,000.00	84,640																																
REVIEW DATE 07/12/2022 BY TWA Total Acres: 5.29 Total Land Value: 84,640 Market: 0 Agricultural: 0 Common: 84,640 PRINTED 08/02/2023 BY SYS																																																	