PT SEC 01-1N-24E
IN OR 2381/119
UTIL ESMT OR 2308/688

BREWER ROBIN S
44217 HIGGINBOTHAM DR
CALLAHAN, FL 32011

**2023**

**01-1N-24-0000-0003-0200**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 | 11 | CLAY TILE 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 | 04 | Quality Level 04 |

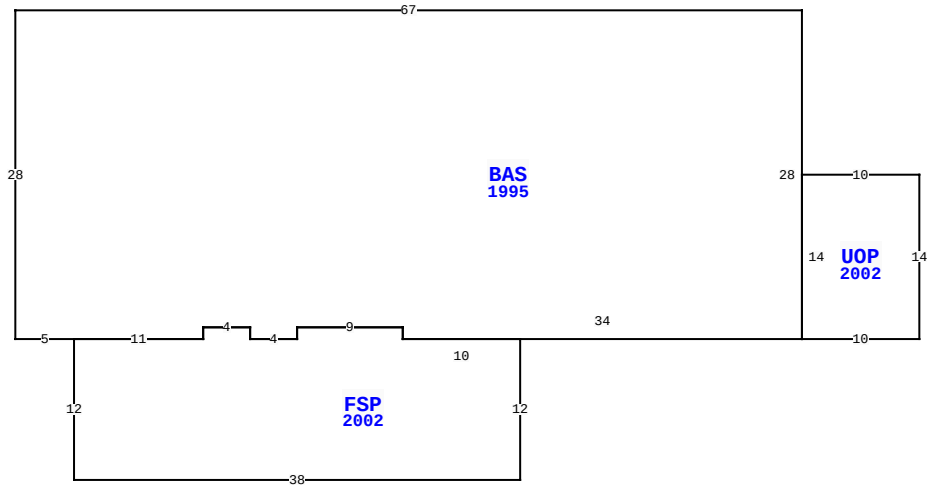
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,863 | 100 | 1,863 | 121,540 |
| FSP | 469 | 60 | 281 | 18,332 |
| UOP | 140 | 25 | 35 | 2,283 |
| TOTALS | 2,472 | | 2,179 | 142,156 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,179 | 137.0600 | 95.94 | 209,053 | 1995 | 2010 | 0 | 0 | 0 | 32.00 | 68.00 |

1 M/H 94+ – 100% - 2021 Heated Area: 1863 HX Base Yr 2021




44217 HIGGINBOTHAM DR, CALLAHAN

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 142,156 |
| TOTAL MARKET OB/XF VALUE | | 2,765 |
| TOTAL LAND VALUE - MARKET | | 31,200 |
| TOTAL MARKET VALUE | | 176,121 |
| SOH/AGL Deduction | | 39,195 |
| ASSESSED VALUE | | 136,926 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 81,926 |
| TOTAL JUST VALUE | | 176,121 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 132,938 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MHU95777 | MH MOVE-ON | 0 | 02/01/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2381/0119 | 7/14/2020 | WD | Q | I | 01 | 160,000 |
| GRANTOR: NELSON JAMES A & BEVE | | | | | | |
| GRANTEE: BREWER ROBIN S & LE | | | | | | |
| 2020/0218 | 12/21/2015 | SW | U | I | 18 | 53,100 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: NELSON JAMES A & BE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1995] W67 S28 E5 FSP=[YR=2002] S12 E38 N12 W10 N1 W9 S1 W4 N1 W4 S1 W11 $ E11 N1 E4 S1 E4 N1 E9 S1 E34
UOP=[YR=2002] E10 N14 W10 S14 $ N28 $ .

### 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 79 | 2,765 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,765

| 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 | 0005 | OR | 0.00 | 0.00 | 1.04 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 31,200 | | | | | | | |

REVIEW DATE 07/19/2022 BY TWA Total Acres: 1.04 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 08/02/2023 BY SYS