



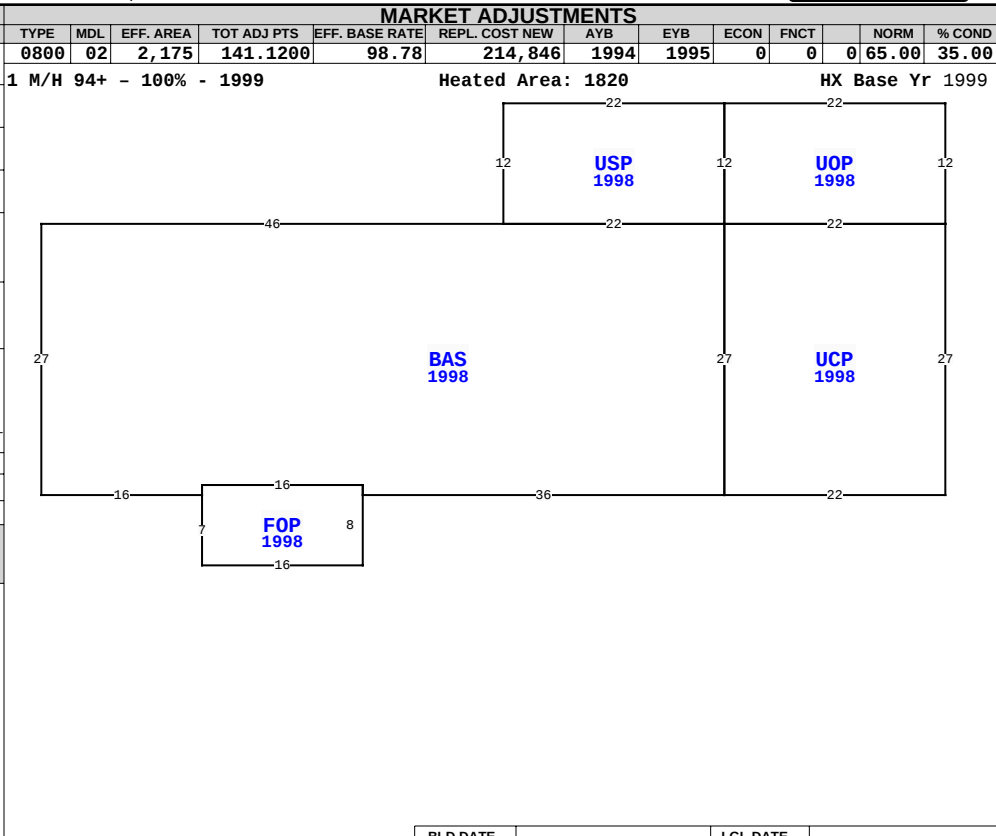
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	05	Quality Level 05
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	1,820	100	1,820	62,923
FOP	128	30	38	1,314
UCP	594	20	119	4,114
UOP	264	25	66	2,282
USP	264	50	132	4,564
TOTALS	3,070		2,175	75,196

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	8	14	112.00	SF	15.00	15.00	100	1998
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0007		0.00	0.00	1.09	AC	



44029 COTTONTAIL TRL, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		75,196	
TOTAL MARKET OB/XF VALUE		3,149	
TOTAL LAND VALUE - MARKET		32,700	
TOTAL MARKET VALUE		111,045	
SOH/AGL Deduction		52,897	
ASSESSED VALUE		58,148	
TOTAL EXEMPTION VALUE		HX HB	33,148
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		111,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		91,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982122	MH MOVE-ON	0	03/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0828/1123	4/02/1998	WD	U	V	07	100	
GRANTOR: HIGGINBOTHAM DOLORES							
GRANTEE: DENMARK ERNEST & JA							
0822/1258	2/17/1998	WD	U	V	06	100	
GRANTOR: WILLIAMS DOLORES & RA							
GRANTEE: DENMARK ERNEST & JA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1998] W22 USP=[YR=1998] W22 S12 BAS=[YR=1998] W46 S27 E16 FOP=[YR=1998] S7 E16 N8 W16 S1\$ N1 E16 S1 E36 UCP=[YR=1998] E22 N27 W22 S27\$ N27 W22\$ E22 N12\$ S12 E22 N12\$.											