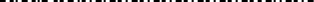


HIGGINBOTHAM DOUGLAS W & CHRISTINA C
44077 GO GATOR TRAIL
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS

ELEMENTCD

05
03
12
05
08
14
03
04

02

00
00

AVERAGE 100
GABLE/HIP 100
MODULAR MT 100
DRYWALL 100
SHT VINYL 80
CARPET 20
CENTRAL 100
AIR DUCTED 100

WOOD FRAME 100

0 0 100
0 100
NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030100

8001.00

Quality Level 03
SINGLE FAMILY

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,3441001,344114,350
FEP2528020217,187
FGR6725537031,481
FOP20030605,105
UOP42020847,146
UST3364515112,847
UST3364515112,847

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,362106.820096.41227,7201988199800011.7588.25

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2014Heated Area: 1344HX Base Yr 2014

BLD DATEXF DATEINC DATEYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

06/13/2023MLU

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDOTADJ UNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YRCONSRV

1000115CSFR ACRES1000005OR0.000.002.46AC1.001.001.0030,000.0030,000.0073,800

REVIEW DATE07/12/2022BYTWATotal Acres: 2.46Total Land Value: 73,800Market: 0Agricultural: 0Common: 73,800PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 6Tax Dist:
BUILDING MARKET VALUE200,963
TOTAL MARKET OB/XF VALUE7,355
TOTAL LAND VALUE - MARKET73,800
TOTAL MARKET VALUE282,118
SOH/AGL Deduction128,149
ASSESSED VALUE153,969
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE103,969
TOTAL JUST VALUE282,118
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE228,823

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / RSNCDSALE PRICE
1839/11811/14/2013WD U I 37103,000
GRANTOR: RAY PATRICK LYNN
GRANTEE: HIGGINBOTHAM DOUGLA

BUILDING NOTES

BUILDING DIMENSIONS
UST=[YR=2003] W28 FEP=[YR=2003] W21 UOP=[YR=2003] W35 S12
BAS=[YR=1993] S28 E20 FOP=[YR=1993] S10 E20 N10 W20\$ E28
UST=[YR=1993] E12 FGR=[YR=2003] E24 N28 W24 S28\$ N28 W12 S28\$
N28 W48\$ E35 N12\$ S12 E21 N12\$ S12 E28 N12\$.