

BLOCK 4 N210 FT OF E210 FT OF  
LOT 1 IN OR 2508/273  
NEWCOMB SUB SOUTH CALLAHAN

REED DIEDRA A/VEILLEUX AVONLEA A  
44310 COMMANCHEE RD  
CALLAHAN, FL 32011

2023

31-2N-25-2920-0004-0012



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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 70      |
| Interior Floo            | 08 SHT VINYL 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 5 100             |
| Bathrooms                | 2 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 0 0 100           |
| Units                    | 0 0 100           |
| BUD8 Adjustme            | 06 DIST 1D 100    |

|          |                     |
|----------|---------------------|
| Quality  | 06 Quality Level 06 |
| DOR CODE | 0200 MOBILE HOME    |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 08 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8001.00 |
|------------------|---------|

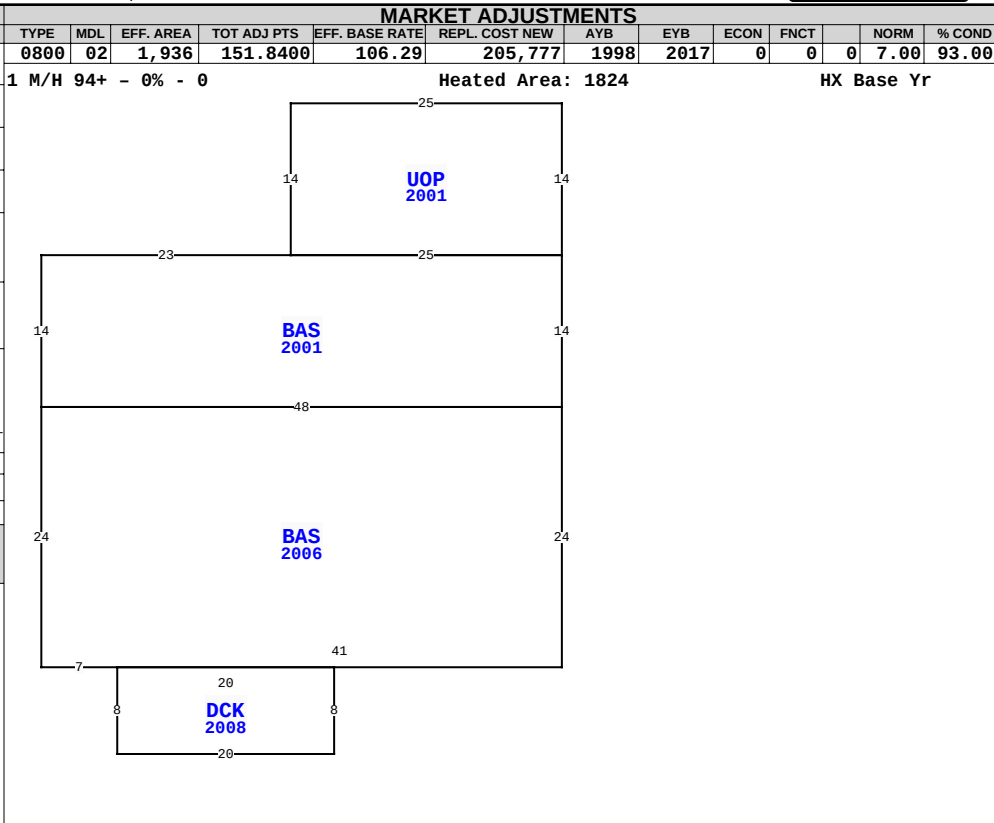
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 672              | 100         | 672          | 66,427               |
| BAS       | 1,152            | 100         | 1,152        | 113,875              |
| DCK       | 160              | 15          | 24           | 2,372                |
| UOP       | 350              | 25          | 88           | 8,699                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,334 | 1,936 | 191,373 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |         |   |    |       |    |          |                |
|----------------|------------|-------------|---------|---|----|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 3              | 0940       | SHEDS/PORT  | 0       | 0 | 10 | 8     | SF | 18.30    | 18.30          |
| 4              | 0504       | FP-ELECTRI  | 0       | 0 | 0  | 0     | UT | 2,000.00 | 2,000.00       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000115   | C   | SFR ACRES            | 0   |     | OR       | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 12/05/2019 | BY | KBA |
|-------------|------------|----|-----|



|                               |
|-------------------------------|
| 44310 COMMANCHEE RD, CALLAHAN |
|-------------------------------|

| TOTAL OB/XF |            |             |         |   |    |       |    |          |                |
|-------------|------------|-------------|---------|---|----|-------|----|----------|----------------|
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| TOTAL OB/XF |            |             |         |   |    |       |    |          |                |
|-------------|------------|-------------|---------|---|----|-------|----|----------|----------------|
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|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 12/05/2019 | BY | KBA |
|-------------|------------|----|-----|

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 6              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 191,373   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 1,953     |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 35,000    |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 228,326   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 35,976    |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 192,350   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 192,350   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 228,326   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 174,864   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| MH982154   | MH MOVE-ON  | 0   | 04/01/1998 |

| SALES DATA                   |            |              |        |        |           |               |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2508/0273                    | 10/13/2021 | WD           | Q      | I      | 01        | 215,000       |
| GRANTOR:HIGGINBOTHAM MICHAEL |            |              |        |        |           |               |
| GRANTEE:REED DIEDRA A & AVO  |            |              |        |        |           |               |
| 2151/1883                    | 10/14/2017 | WD           | Q      | I      | 02        | 125,000       |
| GRANTOR:CORNERSTONE EQUITIES |            |              |        |        |           |               |
| GRANTEE:HIGGINBOTHAM MICHAEL |            |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                     |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| UOP=[YR=2001] W25 S14 BAS=[YR=2001] W23 S14 BAS=[YR=2006] S24 E7 DCK=[YR=2008] S8 E20 N8 W20\$ E41 N24 W48\$ E48 N14 W25\$ E25 N14 \$ . |  |  |  |  |  |  |  |  |  |