PT OF SE1/4 OF SE1/4
IN OR 1887/1981
1995 FLEE DW/MH

HIGGINBOTHAM MAURICE & DOROTHY
46098 GRUMPY WAY
CALLAHAN, FL 32011

2023

34-2N-23-0000-0011-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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	0	0 100
Units		0 100
Quality	03	Quality Level 03

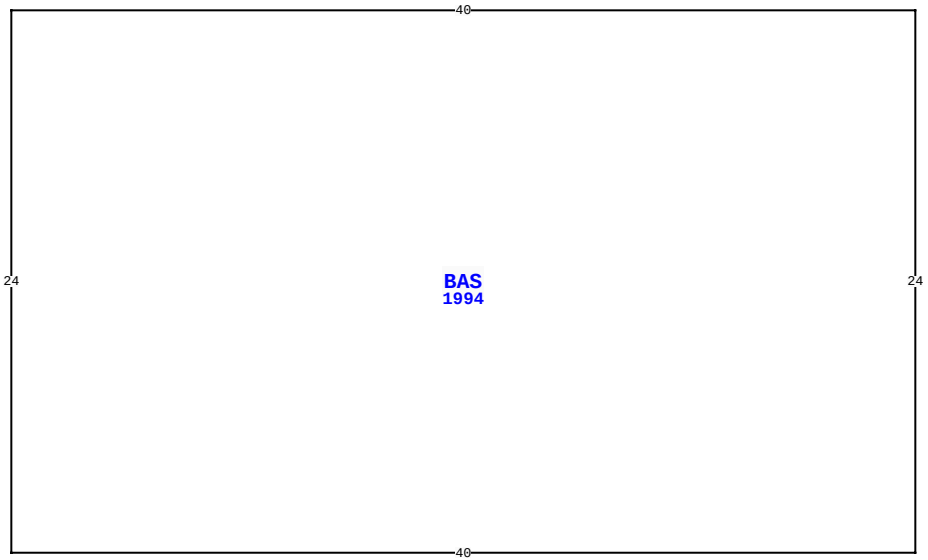
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	23,708
TOTALS	960		960	23,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	117.6000	82.32	79,027	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



19339 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,708
TOTAL MARKET OB/XF VALUE	5,810
TOTAL LAND VALUE - MARKET	33,600
TOTAL MARKET VALUE	63,118
SOH/AGL Deduction	2,236
ASSESSED VALUE	60,882
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,882
TOTAL JUST VALUE	63,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1259/0654	9/15/2004	WD	U	I	05	38,500
GRANTOR: GREEN TREE SERVICING						
GRANTEE: MCINTOSH HAROLD SR						
1253/1581	8/19/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: GREENTREE SERVICING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W40 S24 E40 N24$.

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	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	1997	1997	3	20	50	
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2001	2001	3	30	4,200	
3	0300	BOAT DCK W	0	0	0	0	100.00	SF	40.00	40.00	100	2001	2001	3	30	1,200	
4	0751	UOP	0	0	6	20	120.00	SF	10.00	10.00	100	2001	2001	3	30	360	

LAND DESCRIPTION

TOTAL OB/XF 5,810

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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.40	AC		1.00	1.00	0.80	30,000.00	24,000.00	33,600							

REVIEW DATE 09/18/2018 BY TWA Total Acres: 1.40 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 08/02/2023 BY SYS