IN OR 1341/734
R787336 & R787337
1984 BEAC SW/MH

HIGGINBOTHAM BRIAN K & LISA L
36336 COTTONMOUTH LANE
CALLAHAN, FL 32011

2023

38-2N-24-0000-0002-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

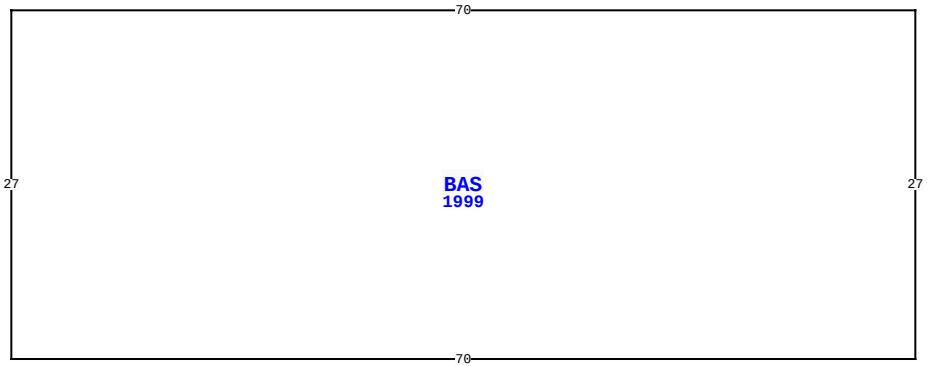
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	71,569
TOTALS	1,890		1,890	71,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	117.6000	82.32	155,585	1999	1999	0	0	0	54.00	46.00

2 M/H 94+ – 0% - 0 Heated Area: 1890 HX Base Yr



36080 NUBBIN BUCK TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	89,006
TOTAL MARKET OB/XF VALUE	5,524
TOTAL LAND VALUE - MARKET	89,100
TOTAL MARKET VALUE	183,630
SOH/AGL Deduction	27,400
ASSESSED VALUE	156,230
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,230
TOTAL JUST VALUE	183,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4887	CO ISSUED	0	01/01/2007
MH074887	MH MOVE-ON	0	01/01/2007
E18584	ELEC OTHER	0	01/01/2007
M12360	MECH OTHER	0	01/01/2007
P11944	OTHER	0	01/01/2007
MH992713	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0734	8/12/2005	WD	U	I	23	95,300
GRANTOR: WHITEN MARY ANN M						
GRANTEE: HIGGINBOTHAM BRIAN						
0875/1966	3/25/1999	WD	Q	I		25,000
GRANTOR: WINGATE PATRICIA ADEL						
GRANTEE: WHITEN MARY ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W70 S27 E70 N27 $.

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	0810	CONCRETE A	0	0	10	22	220.00	SF	6.50	6.50	100	1985	1985	3	49.5	708	
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
9	0810	CONCRETE A	0	0	0	0	328.00	SF	6.50	6.50	100	2006	2006	3	88	1,876	

LAND DESCRIPTION

TOTAL OB/XF 5,524

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	0	0006	OR	0.00	0.00	4.95	AC		1.00	1.00	1.00	18,000.00	18,000.00	89,100							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 4.95 Total Land Value: 89,100 Market: 0 Agricultural: 0 Common: 89,100 PRINTED 08/02/2023 BY SYS

IN OR 1341/734
R787336 & R787337
1984 BEAC SW/MH

HIGGINBOTHAM BRIAN K & LISA L
36336 COTTONMOUTH LANE
CALLAHAN, FL 32011

2023

38-2N-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

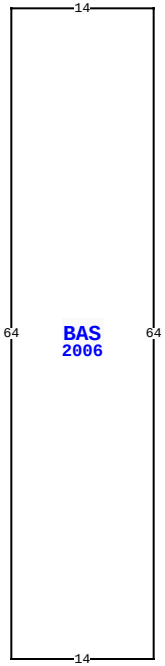
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	17,437
TOTALS	896		896	17,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	896	99.8000	64.87	58,124	1984	1984	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 896 HX Base Yr



36080 NUBBIN BUCK TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	89,006
TOTAL MARKET OB/XF VALUE	5,524
TOTAL LAND VALUE - MARKET	89,100
TOTAL MARKET VALUE	183,630
SOH/AGL Deduction	27,400
ASSESSED VALUE	156,230
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,230
TOTAL JUST VALUE	183,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992596	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0734	8/12/2005	WD	U	I	23	95,300
GRANTOR: WHITEN MARY ANN M						
GRANTEE: HIGGINBOTHAM BRIAN						
0875/1966	3/25/1999	WD	Q	I		25,000
GRANTOR: WINGATE PATRICIA ADEL						
GRANTEE: WHITEN MARY ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 S64 E14 N64$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/02/2022 BY TWA Total Acres: 4.95 Total Land Value: 89,100 Market: 0 Agricultural: 0 Common: 89,100 PRINTED 08/02/2023 BY SYS