IN OR 482 PG 78
ESMT PT OR 485/650
ESMT PT OR 1861/825

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

2023

38-2N-24-0000-0002-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

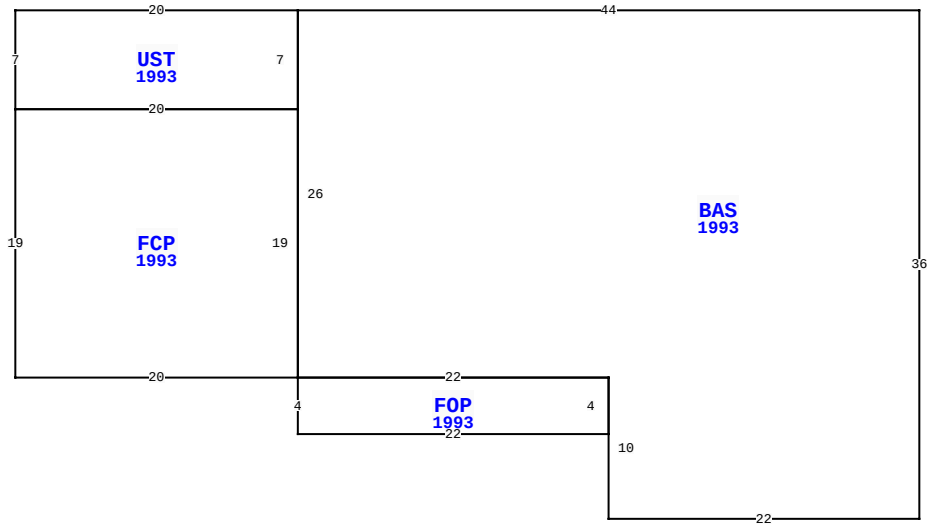
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1,364	125,563
FCP	380	25	95	8,745
FOP	88	30	26	2,393
UST	140	45	63	5,800
TOTALS	1,972		1,548	142,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,548	132.5490	119.63	185,187	1986	1991	0	0	0	23.05	76.95

1 SINGLE FAM – 100% - 0 Heated Area: 1364 HX Base Yr



36336 COTTONMOUTH LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
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		142,501
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		64,000
TOTAL MARKET VALUE		208,671
SOH/AGL Deduction		97,925
ASSESSED VALUE		110,746
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,746
TOTAL JUST VALUE		208,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0482/0078	2/19/1986	WD	U	V		100

GRANTOR: HIGGINBOTHAM RILEY
GRANTEE: HIGGINBOTHAM BRIAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 UST=[YR=1993] W20 S7 FCP=[YR=1993] S19 E20 FOP=[YR=1993] S4 E22 N4 W22 $ N19 W20 $ E20 N7 $ S26 E22 S10 E22 N36 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	0.80	16,000.00	12,800.00	64,000							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 5.00 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 08/02/2023 BY SYS