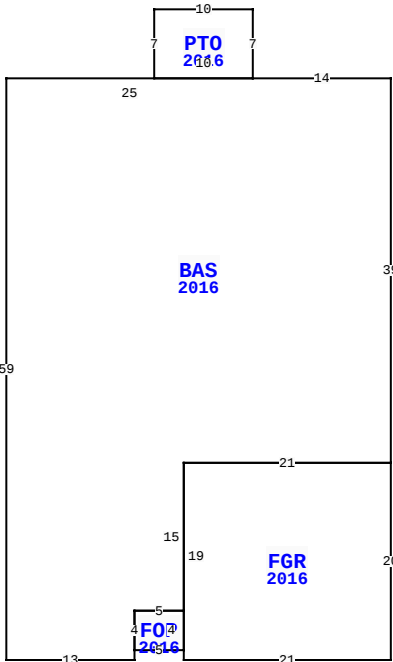


HIGGINBOTHAM RYAN ADAM & KAYLA MARIE
45408 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0100	01	2,097	117.5020	106.05	222,387	2016	2016		0	0	0	2.50	97.50	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021										Heated Area: 1856					HX Base Yr 2021					Tax Group: 1		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												216,827																			
Interior Wall		05	DRYWALL 100												4,729																			
TOTAL MARKET OB/XF VALUE															40,000																			
TOTAL LAND VALUE - MARKET															261,556																			
TOTAL MARKET VALUE															68,039																			
SOH/AGL Deduction															193,517																			
ASSESSED VALUE															50,000																			
TOTAL EXEMPTION VALUE															143,517																			
BASE TAXABLE VALUE															261,556																			
TOTAL JUST VALUE															0																			
NCON VALUE																																		
INCOME VALUE																																		
PREVIOUS YEAR MKT VALUE							223,106																											
PERMIT NUM		DESCRIPTION								AMT				ISSUED																				
3976		NEW CONSTR								159,000				11/03/2015																				