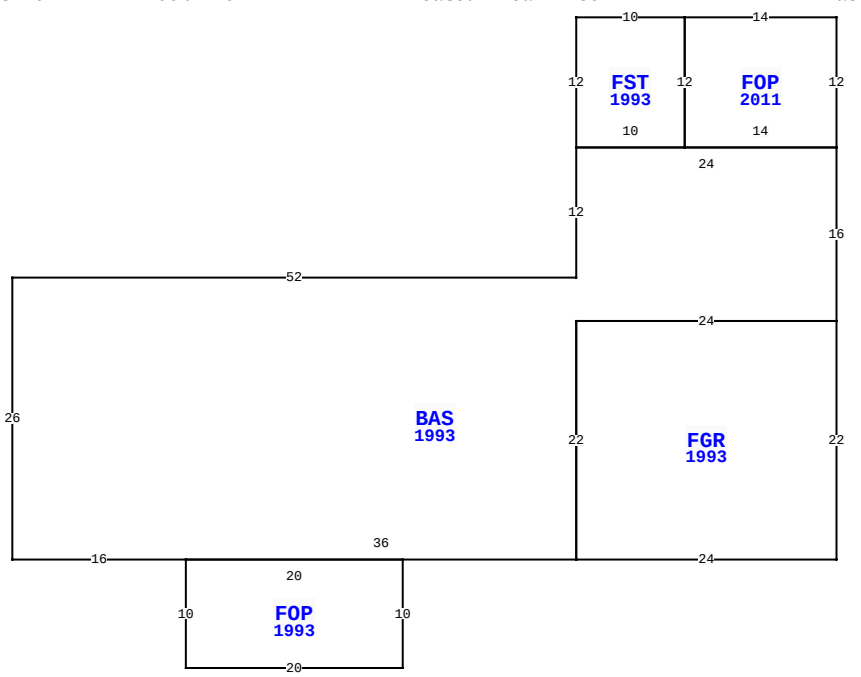


HIGGINBOTHAM DONALD H
34002 HONEY BEE LANE
CALLAHAN, FL 32011

02-1N-24-2180-1362-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY								PAGE 1 of 2	6		
Exterior Wall		12	CEDAR 100		0100	01	2,202		110.7400		105.20		231,650	1980	1980	0	0	21.50	78.50	VALUATION BY				STANDARD					
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0															Heated Area: 1736				HX Base Yr					
Roof Cover		12	MODULAR MT 100																										
Interior Wall		04	PLYWOOD 50																										
Interior Wall		05	DRYWALL 50																										
Interior Floor		14	CARPET 90																										
Interior Floor		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		1.	1. 100																										
Units			0 100																										
BUD8 Adjustme		06	DIST 1D 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		6000	PASTURELAND 1																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		8001	.00																										
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		1,736	100	1,736	143,362																								
FGR		528	55	290	23,949																								
FOP		200	30	60	4,955																								
FOP		168	30	50	4,129																								
FST		120	55	66	5,450																								
TOTALS		2,752		2,202	181,845																								
EXTRA FEATURES					34002 HONEY BEE LN, CALLAHAN															BLD DATE				LGL DATE		06/13/2023		MLU	
																				XF DATE				LAND DATE					
																				INC DATE				AG DATE					
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													
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930														
2	0810	CONCRETE A	0 100	0	0	418.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,617														
3	0812	CONCRETE C	0 100	53	19	1,007.00	SF	4.00	4.00	100	1993	1993	3	66	2,658														
4	0811	CONCRETE B	0 100	28	20	560.00	SF	5.20	5.20	100	1993	1993	3	66	1,922														
5	0350	CARPORT WD	0 100	36	20	720.00	SF	9.75	9.75	100	1993	1993	3	20	1,404														
6	0940	SHEDS/PORT	0 100	20	12	240.00	SF	22.50	22.50	100	1993	1993	3	20	1,080														
7	0681	POLE SHED	0 100	20	11	220.00	SF	11.25	11.25	100	1993	1993	3	20	495														
8	0681	POLE SHED	0 100	40	11	440.00	SF	11.25	11.25	100	1993	1993	3	20	990														
9	0200	BARN WD 0-	0 100	40	24	960.00	SF	15.00	15.00	100	1993	1993	3	20	2,880														
10	0681	POLE SHED	0 100	36	12	432.00	SF	11.25	11.25	100	2010	2010	3	60	2,916														
LAND DESCRIPTION										TOTAL OB/XF										16,892									
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					
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000												
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500												
3	006005	A	PAST/GRAZE	0		OR	0.00	0.00	2.21	AC		1.00	1.00	1.00	370.00	370.00	818												
4	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500												
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	5.21	AC		1.00	1.00	1.00	16,000.00	16,000.00	83,360												
REVIEW DATE		01/14/2021		BY	WWA		Total Acres: 7.21		Total Land Value: 34,818		Market: 83,360		Agricultural: 2,318		Common: 32,500		PRINTED 08/06/2024 BY SYS												

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