

HIGGINBOTHAM MARTIN B & DEBRA
44633 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

04-1N-25-276C-0016-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories Units

30
03
03
05
14
08
03
04

02
1.

VINYL 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 80
SHT VINYL 20
CENTRAL 100
AIR DUCTED 100

WOOD FRAME 100
1. 100
0 100

QUALITY

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8006.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

UOP

2,048

198

100

25

2,048

50

82,809

2,022

TOTALS

2,246

2,098

84,830

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

1

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2000

2000

3

84

2,940

LAND DESCRIPTION

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

000102

C

SFR/MH

100

0006

OR

0.00

0.00

1.62

AC

1.00

1.00

0.80

45,000.00

36,000.00

58,320

REVIEW DATE

05/10/2024

BY

TWA

Total Acres:

1.62

Total Land Value:

58,320

Market:

0

Agricultural:

0

Common:

58,320

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800 02 2,098 117.2000 87.90 184,414 2000 2000 0 0 0 54.00 46.00

1 M/H 94+ - 100% - 2001 Heated Area: 2048 HX Base Yr 2001

UOP

2015

BAS

2000

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/30/2023

MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 84,830

TOTAL MARKET OB/XF VALUE 2,940

TOTAL LAND VALUE - MARKET 58,320

TOTAL MARKET VALUE 146,090

SOH/AGL Deduction 72,731

ASSESSED VALUE 73,359

TOTAL EXEMPTION VALUE HX HB 48,359

BASE TAXABLE VALUE 25,000

TOTAL JUST VALUE 146,090

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 143,913

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V RSN CD SALE PRICE

0952/0580 10/04/2000 WD U V 07 100

GRANTOR: HIGGINBOTHAM MARVIN E

GRANTEE: HENDRICKS DANIEL R

0950/1540 9/25/2000 WD U I 13 30,000

GRANTOR: HENDRICKS DANIEL R

GRANTEE: HIGGINBOTHAM MARTIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 UOP=[YR=2015] N11 W18 S11 E18\$ W44 S32 E64 N32 \$.