

IN OR 2715 PG 1012
BEING PAR 2
EX 4-11

M&I REVOCABLE LIVING TRUST/HIGGINBOTHAM JIMMY L CO
43131 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2024

30-1N-25-0000-0004-0000



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	PD	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	02	WALL BOARD 100	0100	01	2,063	44.1000	41.90	86,440	1915	1915	0	0	10	50.00	20.00	STANDARD													
Roof Structur	02	SHED 100	1 SINGLE FAM - 0% - 0														Heated Area: 1534												
Roof Cover	03	COMP SHNGL 100															HX Base Yr												
Interior Wall	02	WALL BD/WD 100																											
Interior Floo	09	PINE WOOD 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Bedrooms		2 100																											
Bathrooms		1 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA													08													
NEIGHBORHOOD/LOC			8005.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,534	100	1,534	12,855																									
FOP	80	30	24	201																									
FST	600	55	330	2,765																									
UUS	350	50	175	1,467																									
TOTALS			2,564		2,063	17,288																							
EXTRA FEATURES			43055 THOMAS CREEK RD, CALLAHAN																										
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628													
2	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	2000	2000	3	79	1,027													
TOTAL OB/XF 2,655																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.93	AC		1.00	1.00	0.80	35,000.00	28,000.00	54,040												
REVIEW DATE 06/03/2024 BY TWA Total Acres: 1.93 Total Land Value: 54,040 Market: 0 Agricultural: 0 Common: 54,040 PRINTED 08/06/2024 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1012	5/30/2024	SW	U	I	11	100
GRANTOR: HIGGINBOTHAM CAROL T						
GRANTEE: M&I REVOCABLE LIVIN						
0735/1330	8/03/1995	WD	U	I	01	75,000
GRANTOR: HIGGINBOTHAM L F & EL						
GRANTEE: HIGGINBOTHAM CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N10 W5 N22 FOP=[YR=1993] N8 FST=[YR=1993] N20 W30 S20 E30\$W10 S8 E10 \$ W22 S46 E4 S10 E22 N10 E14 N14 \$ PTR= E10 UUS=[YR=1993] E25 S14 W25 N14\$W10 \$.