

HIGGINBOTHAM SHEILA L/E/
54227 DEERFIELD CNTRY CLUB RD
CALLAHAN, FL 32011

37-1N-25-2950-0001-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION																				PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	12	CEDAR 50								0100	01	1,901	124.40	118.18	224,660	1969	1985		0		0	19.00	81.00	VALUATION BY					STANDARD										
Exterior Wall	15	CONC BLOCK 50								1 SINGLE FAM - 100% - 0										Heated Area: 1581					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Structure	03	GABLE/HIP 100																							BUILDING MARKET VALUE					181,975									
Roof Cover	12	MODULAR MT 100																							TOTAL MARKET OB/XF VALUE					3,739									
Interior Wall	05	DRYWALL 100																							TOTAL LAND VALUE - MARKET					45,000									
Interior Floor	14	CARPET 70																							TOTAL MARKET VALUE					230,714									
Interior Floor	11	CLAY TILE 30																							SOH/AGL Deduction					130,925									
Air Condition	03	CENTRAL 100																							ASSESSED VALUE					99,789									
Heating Type	04	AIR DUCTED 100																							TOTAL EXEMPTION VALUE					HX HB WX 55,000									
Bedrooms	4	100																							BASE TAXABLE VALUE					44,789									
Bathrooms	3	100																							TOTAL JUST VALUE					230,714									
Frame Stories Units	03	MASONRY 100																							NCON VALUE					0									
BUD8 Adjustme Occupancy	06	DIST 1D 100								INCOME VALUE																													
	00	NONE 100								PREVIOUS YEAR MKT VALUE					222,808																								
Quality										05	Quality Level 05																												
DOR CODE										0100	SINGLE FAMILY																												
MAP NUM										MKT AREA					08																								
NEIGHBORHOOD/LOC										8026.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,581	100	1,581	151,343																																			
FCP	240	25	60	5,744																																			
FCP	200	25	50	4,786																																			
USP	490	30	147	14,071																																			
UST	140	45	63	6,030																																			
TOTALS										2,651	1,901					181,975																							
EXTRA FEATURES										54227 DEERFIELD COUNTRY CLUB RD, CALVERTON																													
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	0812	CONCRETE C	0 100	0	0	855.00	SF	4.00	4.00	100	1970	1970	3	21	718																								
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450																								
3	0812	CONCRETE C	0 100	24	10	240.00	SF	4.00	4.00	100	1990	1990	3	59.5	571																								