

LOT 20 R 107345 & 107346
IN OR 2596/393
NASSAU VILLAGE #1 UNR

HIGGINBOTHAM THOMAS E
45375 OAK TRL
CALLAHAN, FL 32011

2024

37-1N-25-299A-0020-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	19	COMMON BRK 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 80		
Interior Wall	04	PLYWOOD 20		
Interior Floor	14	CARPET 70		
Interior Floor	13	LVT/LAMNT 30		
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		
Quality		04	Quality Level 04	
DOR CODE		0200	MOBILE HOME	
MAP NUM			MKT AREA	08
NEIGHBORHOOD/LOC		8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	56,230
FOP	42	30	13	575
UCP	252	20	50	2,210
USP	204	50	102	4,509
TOTALS	1,770		1,437	63,524

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,437	137.2800	96.10	138,096	1982	2000	0	0	0	54.00	46.00
1 M/H 93- - 0% - 2023												
Heated Area: 1272 HX Base Yr												
USP 1993 UCP 1993 BAS 1993 FOP 1993												
54099 SNYDER RD, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE					63,524							
TOTAL MARKET OB/XF VALUE					3,768							
TOTAL LAND VALUE - MARKET					45,000							
TOTAL MARKET VALUE					112,292							
SOH/AGL Deduction					0							
ASSESSED VALUE					112,292							
TOTAL EXEMPTION VALUE					0							
BASE TAXABLE VALUE					112,292							
TOTAL JUST VALUE					112,292							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					110,426							

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
1	0940	SHEDS/PORT	0	0	18	10		180.00	SF 20.10	100	1974	1974
2	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1982	1982
3	0940	SHEDS/PORT	0	0	16	10		160.00	SF 13.20	100	1995	1995
4	0810	CONCRETE A	0	0	12	15		180.00	SF 6.50	100	1995	1995
TOTAL OB/XF 3,768												

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
1	000102	C	SFR/MH	0	0006	RM	125.00	350.00	1.00	LT		1.00
REVIEW DATE 09/20/2021 BY KBA												
Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000												