IN OR 1009/1139
2002 MERT-DW

HIGGINBOTHAM CHRISTINE & WILLIAM R
3518 WOODMERE LANE
SUGARLAND, TX 77478-5225

2024

38-2N-24-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

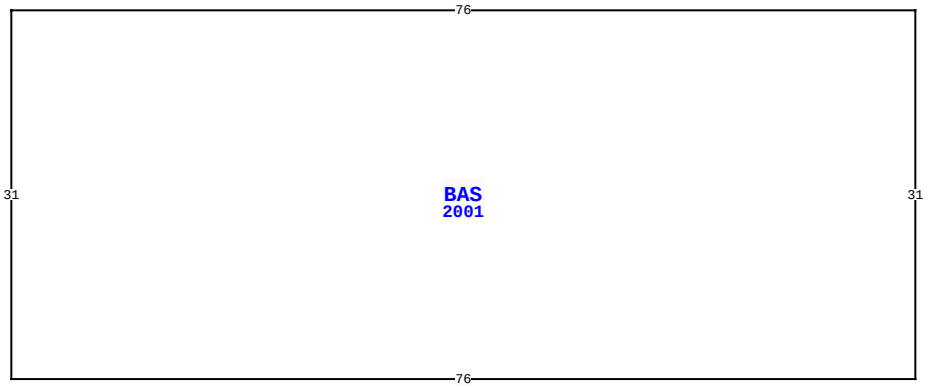
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	119,692
TOTALS	2,356		2,356	119,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	141.1200	105.84	249,359	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr



36160 COTTONMOUTH LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	119,692
TOTAL MARKET OB/XF VALUE	2,975
TOTAL LAND VALUE - MARKET	70,576
TOTAL MARKET VALUE	193,243
SOH/AGL Deduction	38,693
ASSESSED VALUE	154,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,550
TOTAL JUST VALUE	193,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH0136	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1009/1139	9/26/2001	QC	U	V	01	100

GRANTOR: HIGGINBOTHAM RILEY &
GRANTEE: HIGGINBOTHAM CHRIST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S31 E76 N31$.

EXTRA FEATURES

LN	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	2001	2001	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0		OR	0.00	0.00	8.02	AC		1.00	1.00	0.55	16,000.00	8,800.00	70,576							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 8.02 Total Land Value: 70,576 Market: 0 Agricultural: 0 Common: 70,576 PRINTED 08/06/2024 BY SYS