

IN OR 690/1962
R787649 & R787650
EX 3-30

WALKER SHANA D HIGGINBOTHAM
PO BOX 1952
CALLAHAN, FL 32011

2025

01-1N-24-0000-0003-0150



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	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	30	VINYL 100	0800	02	2,052	152.3600	129.51	265,755	1999	1999	0	0	0	58.00	42.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2009													Heated Area: 1966													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2009													
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY												
Interior Floo	14	CARPET 80															BUILDING MARKET VALUE 111,617												
Interior Floo	08	SHT VINYL 20															TOTAL MARKET OB/XF VALUE 8,332												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 97,500												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 217,449												
Bedrooms		3 100															SOH/AGL Deduction 145,285												
Bathrooms		2 100															ASSESSED VALUE 72,164												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE HX HB 47,164												
Stories	1.	1. 100															BASE TAXABLE VALUE 25,000												
Units		0 100															TOTAL JUST VALUE 217,449												
Quality 06 Quality Level 06			NCON VALUE 0																										
DOR CODE 0200 MOBILE HOME			INCOME VALUE																										
MAP NUM MKT AREA 08			PREVIOUS YEAR MKT VALUE 191,683																										
NEIGHBORHOOD/LOC 8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,966	100	1999	1,966	106,939																								
UOP	345	25	2001	86	4,678																								
TOTALS 2,311 2,052 111,617																													
EXTRA FEATURES						44173 COTTONTAIL TRL, 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	0811	CONCRETE B	0 100	0 0	720.00	SF	5.20	5.20	100	1999	1999	3	75	2,808															
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835															
3	0812	CONCRETE C	0 100	37 23	851.00	SF	4.00	4.00	100	2001	2001	3	79	2,689															
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500												
REVIEW DATE 03/02/2020 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS																													