

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	2007
DCK	576	15	2007
TOTALS	2,932		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	2,442	117.2000	99.62	243,272	2007	2007	0	0	42.00	58.00														
2 M/H 94+ - 0% - 2024																									
Heated Area: 2356 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/09/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			141,098
TOTAL MARKET OB/XF VALUE			10,206
TOTAL LAND VALUE - MARKET			70,560
TOTAL MARKET VALUE			221,864
SOH/AGL Deduction			9,687
ASSESSED VALUE			212,177
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			212,177
TOTAL JUST VALUE			221,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			210,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18462	FOUNDATION	1,950	09/01/2006
E18030	ELEC OTHER	0	09/01/2006
M12025	MECH OTHER	0	09/01/2006
M12029	MECH OTHER	0	09/01/2006
P11532	OTHER	0	09/01/2006
CMH4837	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1323	6/05/2023	WD	Q	I	01	229,000
GRANTOR: HIGGINBOTHAM DAVID &						
GRANTEE: COWART BENJAMIN JAM						
1550/1134	2/12/2008	WD	Q	I	01	100
GRANTOR: HIGGINBOTHAM KELLEY						
GRANTEE: HIGGINBOTHAM DAVID						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0	0	30	28		SF	15.00	100	2004	2004	3	32	4,032	
2	0500	FP-PRE FAB	0	0	0	0		UT	3,500.00	100	2007	2007	3	90	3,150	
3	0940	SHEDS/PORT	0	0	0	0		SF	30.00	100	2009	2009	3	35	3,024	
TOTALS														2,442	141,098	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2007] W19 DCK=[YR=2007] N24 W24 S24 E24\$ W57 S31 E76 N31\$.			

LAND DESCRIPTION														TOTAL OB/XF										
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	0	0005	OR	0.00	0.00	2.52	AC		1.00	1.00	0.80	35,000.00	28,000.00	70,560							