LOT 1-2
SURF UNIT ONE PB 7/300

HIGGINBOTHAM FAMILY REV LIVING TRUST/HIGGINBOTHAM
75002 EASY STREET
YULEE, FL 32097

2026

00-00-31-1741-0001-0020

BUILDING CHARACTERISTICS

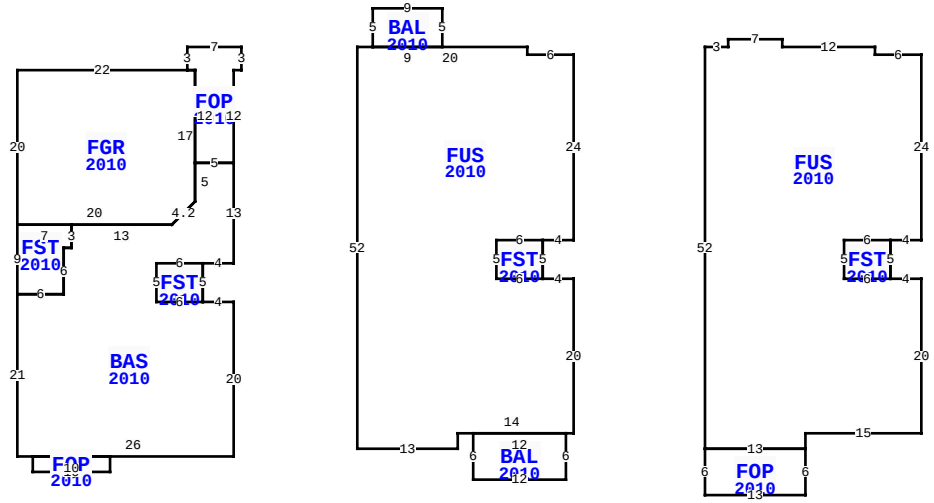
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1101.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	45	15	2010	7	747
BAL	72	15	2010	11	1,173
BAS	808	100	2010	808	86,186
FGR	456	55	2010	251	26,773
FOP	20	30	2010	6	640
FOP	78	30	2010	23	2,454
FOP	81	30	2010	24	2,560
FST	30	55	2010	16	1,707
FST	30	55	2010	16	1,707
FST	30	55	2010	16	1,707
TOTALS	4,514			4,016	428,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	4,016	110.4180	115.94	465,615	2009	2009	0	0	0	8.00	92.00

1 TOWNHOUSE 0% - 0 Heated Area: 3615 HX Base Yr



** This building has 13 Sub-Areas

3207 EVENTIDE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	428,366
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	738,366
SOH/AGL Deduction	0
ASSESSED VALUE	738,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	738,366
TOTAL JUST VALUE	738,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	703,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110265	ELEC OTHER	695	02/25/2011
20101760	REMODEL	7,350	10/13/2010
20101447	H/AC	6,000	08/31/2010
20101414	NEW CONSTR	2,800	08/24/2010
20101383	NEW CONSTR	49,000	08/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/0840	5/27/2021	WD	Q	I	02	805,000
GRANTOR: CALLANAN ROGER K & SH						
GRANTEE: HIGGINBOTHAM FAMILY						
1707/1754	10/18/2010	WD	U	I	11	274,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: CALLANAN ROGER K &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2010] W7 S3 FGR=[YR=2010] W22 S20 FST=[YR=2010] S9 BAS=[YR=2010] S21 E2 FOP=[YR=2010] S2E10N2W10$ E26 N20 W4 FST=[YR=2010] W6N5E6S5$ N5E4 N13 W5 S5 D3 L3 W13 S3 W1 S6 W6$ E6 N6 E1 N3 W7$ E20 U3 R3 N17 W1 $ E1 S12 E5 N12 E1 N3$ PTR=E15 FUS=[YR=2010] E2 BAL=[YR=2010] N5E9S5W9$ E20 S1 E6 S24 W4 FST=[YR=2010] W6S5 E6N5$ S5E4 S20 W1 BAL=[YR=2010] S6 W12 N6 E12$ W14 S2 W13 N52$ W15$ PTR=E60 FUS=[YR=2010] E3 N1 E7 S1 E12 S1 E6 S24 W4 FST=[YR=2010] W6 S5E6N5$ S5E4 S20 W15 S2 FOP=[YR=2010] S6 W13 N6 E13$ W13 N52$ W60$.

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
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2011	2011	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	000100	C	RES	0		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS