

[illegible]



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	02	MIN PLYWD 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC		8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100	2021	408	12,370
UOP	272	20	2021	54	1,638
TOTALS	680			462	14,008

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0150	01	462	56.1000	31.42	14,516	2017	2017	0	0	3.50	96.50	
2 ACCESSORY U		100% - 0		Heated Area: 408				HX Base Yr 1991				
BAS 2021 UOP 2021												
44244 HIGGINBOTHAM DR, CALLAHAN												
						BLD DATE		LGL DATE				
						XF DATE		LAND DATE		05/08/2026 MLU		
						INC DATE						AG DATE

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 6							Tax Dist:					
BUILDING MARKET VALUE							229,773					
TOTAL MARKET OB/XF VALUE							69,503					
TOTAL LAND VALUE - MARKET							40,000					
TOTAL MARKET VALUE							339,276					
SOH/AGL Deduction							165,329					
ASSESSED VALUE							173,947					
TOTAL EXEMPTION VALUE							HX HB		51,411			
BASE TAXABLE VALUE							122,536					
TOTAL JUST VALUE							339,276					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							366,800					