

IN OR 2715 PG 1012
BEING PAR 2
EX 4-11

M&I REVOCABLE LIVING TRUST/HIGGINBOTHAM JIMMY L CO
43131 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2026

30-1N-25-0000-0004-0000



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	PD	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	02	WALL BOARD 100	0100	01	2,063	44.1000	46.30	95,517	1915	1915	0	0	20	50.00	20.00	STANDARD													
Roof Structur	02	SHED 100	1 SINGLE FAM 0% - 0										Heated Area: 1534 HX Base Yr																
Roof Cover	03	COMP SHNGL 100															VALUATION BY						STANDARD						
Interior Wall	02	WALL BD/WD 100															Tax Group: 6						Tax Dist:						
Interior Floo	09	PINE WOOD 100															BUILDING MARKET VALUE						19,103						
Air Condition	01	NONE 100															TOTAL MARKET OB/XF VALUE						1,470						
Heating Type	01	NONE 100															TOTAL LAND VALUE - MARKET						77,200						
Bedrooms		2 100															TOTAL MARKET VALUE						97,773						
Bathrooms		1 100															SOH/AGL Deduction						27,689						
Frame	02	WOOD FRAME 100															ASSESSED VALUE						70,084						
Stories	2.	2. 100															TOTAL EXEMPTION VALUE						0						
Units		0 100															BASE TAXABLE VALUE						70,084						
BUD8 Adjustme	06	DIST 1D 100															TOTAL JUST VALUE						97,773						
Occupancy	00	NONE 100															NCON VALUE						0						
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE						90,217																				