

HIGGINBOTHAM BRIAN K & LISA L
36336 COTTONMOUTH LANE
CALLAHAN, FL 32011

38-2N-24-0000-0002-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2								
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY														
Exterior Wall		25	MOD METAL 100		0820	02	896		99.8000		84.83		76,008		1984	1984		0	0	0	70.00	30.00		VALUATION BY					STANDARD									
Roof Structur		03	GABLE/HIP 100		3 M/H 93-		0% - 0		Heated Area: 896										HX Base Yr										Tax Group: 6					Tax Dist:				
Roof Cover		01	MINIMUM 100		14 64 BAS 2006 64 14														BUILDING MARKET VALUE										102,817									
Interior Wall		04	PLYWOOD 50																TOTAL MARKET OB/XF VALUE										2,800									
Interior Wall		05	DRYWALL 50																TOTAL LAND VALUE - MARKET										138,600									
Interior Floo		14	CARPET 70																TOTAL MARKET VALUE										244,217									
Interior Floo		11	CLAY TILE 30																SOH/AGL Deduction										36,275									
Air Condition		03	CENTRAL 100																ASSESSED VALUE										207,942									
Heating Type		04	AIR DUCTED 100																TOTAL EXEMPTION VALUE										0									
Bedrooms			2 100																BASE TAXABLE VALUE										207,942									
Bathrooms			2 100																TOTAL JUST VALUE										244,217									
Frame		02	WOOD FRAME 100																										NCON VALUE									
Stories		1.	1. 100		INCOME VALUE																																	
Units			0 100		PREVIOUS YEAR MKT VALUE										254,607																							
Quality		03	Quality Level 03																																			
DOR CODE		0200	MOBILE HOME																																			
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	896	100	2006	896	22,802																																	
TOTALS		896			896	22,802																																
EXTRA FEATURES						36080 NUBBIN BUCK TR, CALLAHAN										BLD DATE						LGL DATE		05/08/2026				MLU										
												XF DATE						LAND DATE																				
												INC DATE						AG DATE																				
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																					