

PT SEC 1-1N-24E LYING SE OF
US HWY 301 IN OR 704/1128 &
OR 1605/1151

HIGGINBOTHAM NORWOOD E
44001 ROLLING HILL LANE
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,955	100	1,955	137,917
FEP	300	80	240	16,931
FOP	60	30	18	1,270
FOP	180	30	54	3,809
FSP	117	40	47	3,315
FST	273	55	150	10,582

TOTALS	2,885		2,464	173,824
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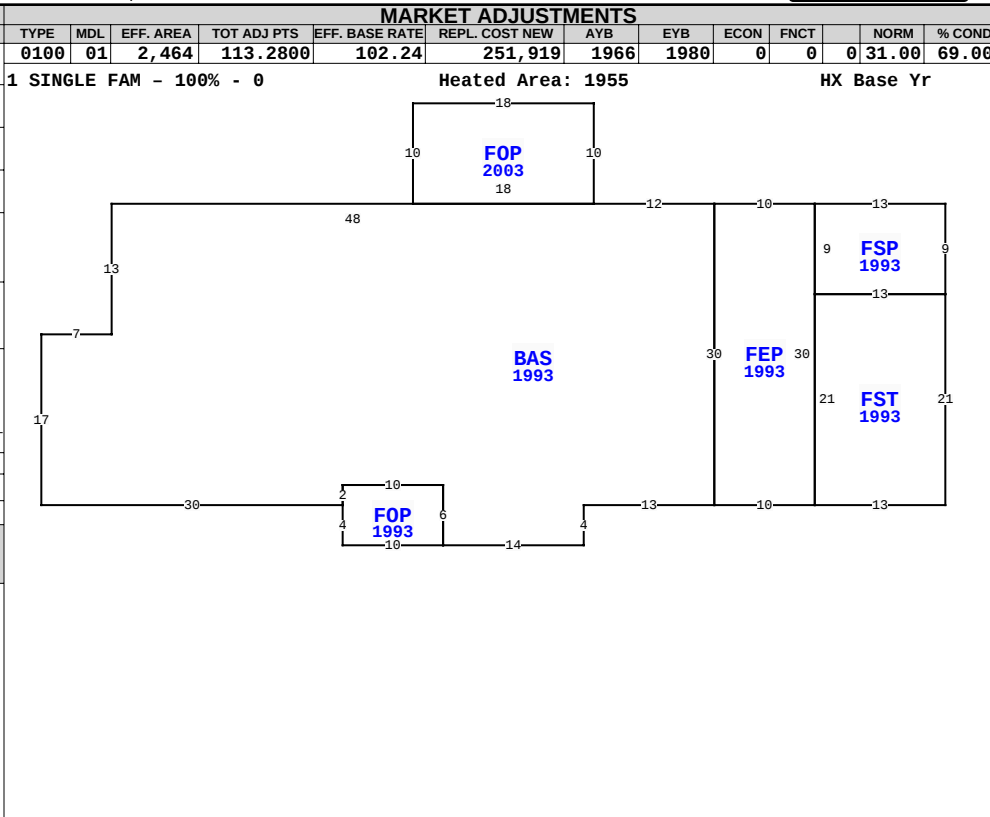
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1966	1966	3	29	1,015	
4	0811	CONCRETE B	0	100	0	0	969.00	SF	5.20	5.20	100	1966	1966	3	20	1,008	
5	0511	GARAGE CB-	0	100	20	14	280.00	SF	40.00	40.00	100	1966	1966	3	20	2,240	
6	0350	CARPORT WD	0	100	18	14	252.00	SF	7.93	7.93	100	2002	2002	3	21	420	
7	0940	SHEDS/PORT	0	100	14	10	140.00	SF	18.30	18.30	100	1990	1990	3	20	512	
8	0681	POLE SHED	0	100	66	40	2,640.00	SF	15.00	15.00	100	1966	1966	3	20	7,920	
9	0201	BARN WD 10	0	100	60	40	2,400.00	SF	17.00	17.00	100	1966	1966	3	20	8,160	
10	0681	POLE SHED	0	100	40	30	1,200.00	SF	15.00	15.00	100	1966	1966	3	20	3,600	

LAND DESCRIPTION		
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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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	28.90	AC		1.00	1.00	1.00	410.00	410.00	11,849							
3	006000	A	PAST1/HAY	0			0.00	0.00	53.05	AC		1.00	1.00	1.00	440.00	440.00	23,342							
4	005902	A	HARDWOOD SI	0			0.00	0.00	88.09	AC		1.00	1.00	1.00	175.00	175.00	15,416							
5	009910	M	MKT. VAL. AG	0			0.00	0.00	170.04	AC		1.00	1.00	1.00	2,500.00	2,500.00	425,100							

REVIEW DATE	07/11/2018	BY	TWX
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44001 ROLLING HILL LN, CALLAHAN

TOTAL OB/XF 24,875																	
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				173,824	
TOTAL MARKET OB/XF VALUE				24,875	
TOTAL LAND VALUE - MARKET				455,100	
TOTAL MARKET VALUE				279,306	
SOH/AGL Deduction				99,943	
ASSESSED VALUE				179,363	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				129,363	
TOTAL JUST VALUE				653,799	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				156,875	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E941008	NEW CONSTR	2,000	10/01/1994
B941055	GARAGE	80,350	05/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1951/1910	12/10/2014	QC	U	I	11	100	
GRANTOR: MUSIC JUDY							
GRANTEE: HIGGINBOTHAM NORWOOD							
1605/1151	10/07/2008	QC	U	V	06	100	
GRANTOR: STATE OF FLORIDA							
GRANTEE: HIGGINBOTHAM NORWOOD							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FSP=[YR=1993] W13 FEP=[YR=1993] W10 BAS=[YR=1993] W12 FOP=[YR=2003] N10 W18 S10 E18 \$ W48 S13 W7 S17 E30 FOP=[YR=1993] S4 E10 N6 W10 S2 \$ N2 E10 S6 E14 N4 E13 N30 \$ S30 E10 FST=[YR=1993] E13 N21 W13 S21 \$ N30 \$ S9 E13 N9 \$.							