PT SEC 1-1N-24E LYING SE OF
US 301 IN OR 1057/1962
(EX R/W IN OR 1177/141)

HIGGINBOTHAM NORWOOD E
44001 ROLLING HILL LANE
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

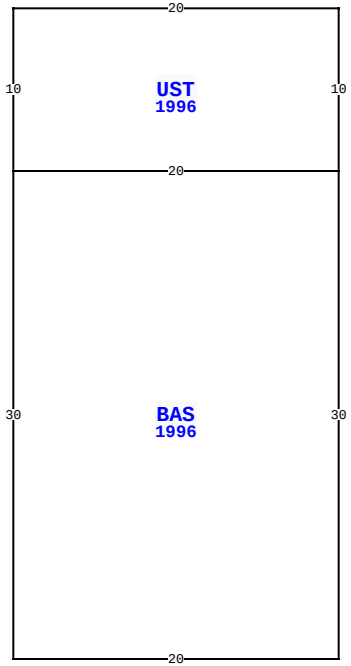
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
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
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	12,480
UST	200	40	80	1,664
TOTALS	800		680	14,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	680	73.2375	104.00	70,720	1971	1971	0	0	0	80.00	20.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 600 HX Base Yr



447988 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	27,444
TOTAL MARKET OB/XF VALUE	1,320
TOTAL LAND VALUE - MARKET	118,000
TOTAL MARKET VALUE	63,604
SOH/AGL Deduction	27,701
ASSESSED VALUE	35,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,903
TOTAL JUST VALUE	146,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1057/1962	5/28/2002	WD	U	I	06	100
GRANTOR: WINDSOR SHANA D						
GRANTEE: HIGGINBOTHAM NORWOO						
0941/0832	7/19/2000	WD	U	I	01	100
GRANTOR: HIGGINBOTHAM SEAN						
GRANTEE: WINDSOR SHANA D						

BUILDING NOTES

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
1	0680	POLE SHED	0	0	20	33	660.00	SF	10.00	10.00	100	1985	1985	3	20	1,320	

BUILDING DIMENSIONS

UST=[YR=1996] W20 S10 BAS=[YR=1996] S30 E20 N30 W20 $ E20 N10 $.

LAND DESCRIPTION

TOTAL OB/XF 1,320

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	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	440.00	440.00	4,840							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	88,000							

REVIEW DATE 03/02/2020 BY TWA Total Acres: 12.00 Total Land Value: 34,840 Market: 88,000 Agricultural: 4,840 Common: 30,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

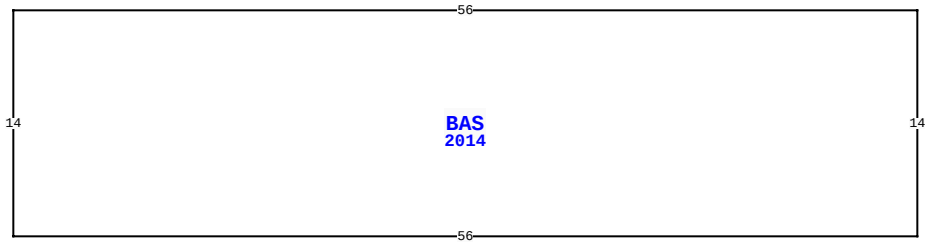
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	13,301
TOTALS	784		784	13,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	87.0000	56.55	44,335	1980	1980	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



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GRANTEE: HIGGINBOTHAM NORWOO						
0941/0832	7/19/2000	WD	U	I	01	100
GRANTOR: HIGGINBOTHAM SEAN						
GRANTEE: WINDSOR SHANA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/02/2020 BY TWA Total Acres: 12.00 Total Land Value: 34,840 Market: 88,000 Agricultural: 4,840 Common: 30,000 PRINTED 08/02/2023 BY SYS