PT OF SE1/4 & PT OF SW1/4 OF
SEC 1-1N-24E IN OR 1108/1335 &
OR 1935/1695

NELSON JAMES A JR & BEVERLY C
44277 HIGGINBOTHAM DRIVE
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0170

BUILDING CHARACTERISTICS

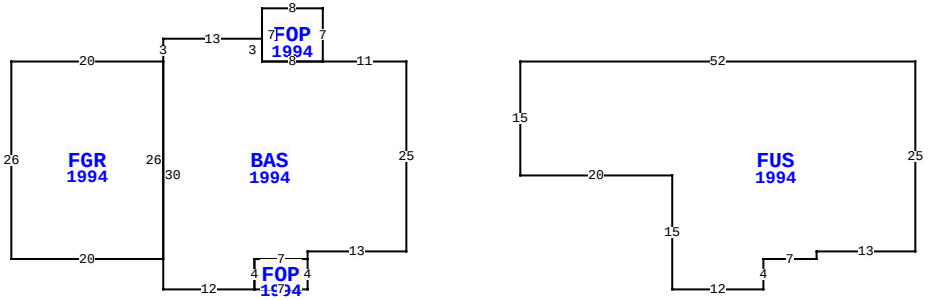
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	906	100	906	109,294
FGR	520	55	286	34,501
FOP	28	30	8	965
FOP	56	30	17	2,050
FUS	1,167	100	1,167	140,779
TOTALS	2,677		2,384	287,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,384	115.2382	136.85	326,250	1994	1999	0	0	0	11.85	88.15

1 SNGL FAM – 100% - 2004 Heated Area: 2073 HX Base Yr 2004



44277 HIGGINBOTHAM DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		287,589
TOTAL MARKET OB/XF VALUE		15,419
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		348,008
SOH/AGL Deduction		222,133
ASSESSED VALUE		125,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,875
TOTAL JUST VALUE		348,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1935/1695	9/04/2014	WD	U	V	37	5,000
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: NELSON JAMES A & BE						
1108/1335	1/22/2003	WD	U	I	07	100
GRANTOR: GEHAUF LESLIE J						
GRANTEE: NELSON JAMES A & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W11 FOP=[YR=1994] N7 W8 S7 E8 $ W8 N3 W13 S3 FGR=[YR=1994] W20 S26 E20 N26 $ S30 E12 FOP=[YR=1994] E7 N4 W7 S4 $ N4 E7 N1 E13 N25 $ PTR= E15 FUS=[YR=1994] E52 S25 W13 S1 W7 S4 W12 N15 W20 N15 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	5,390	
2	0810	CONCRETE A	0	100	0	0	383.00	SF	6.50	6.50	100	1994	1994	3	70	1,743	
3	1076	TRELLIS A	0	100	10	8	80.00	SF	7.50	7.50	100	2000	2000	3	27	162	
4	0681	POLE SHED	0	100	11	11	121.00	SF	15.00	15.00	100	2011	2011	3	68	1,234	
5	0681	POLE SHED	0	100	24	22	528.00	SF	15.00	15.00	100	2017	2017	3	87	6,890	

LAND DESCRIPTION

TOTAL OB/XF 15,419

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100			0.00	0.00	0.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	15,000							

REVIEW DATE 07/19/2022 BY TWA Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS