PT OF LOT 1378
IN OR 2434/1970
TOWN OF CRAWFORD

HIGGINBOTHAM ROSALIND T/HIGGINBOTHAM SHERRY L
34265 OLD BALDWIN RD
CALLAHAN, FL 32011

2023

02-1N-24-2180-1378-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

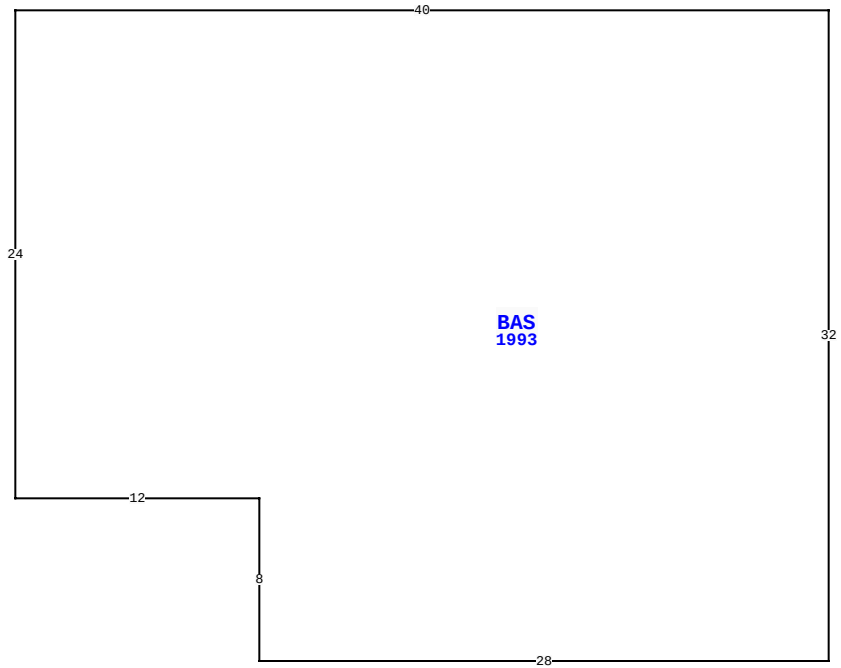
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1,184	93,915
TOTALS	1,184		1,184	93,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,184	104.9400	94.71	112,137	1946	1986	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 0 Heated Area: 1184 HX Base Yr



34265 OLD BALDWIN RD, 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		93,915
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		33,120
TOTAL MARKET VALUE		127,035
SOH/AGL Deduction		87,911
ASSESSED VALUE		39,124
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		9,124
TOTAL JUST VALUE		127,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/1970	2/14/2021	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM ROSALIND						
GRANTEE: HIGGINBOTHAM ROSALI						
2433/0218	2/10/2021	FJ	U	I	11	100
GRANTOR: HIGGINBOTHAM ROBERT G						
GRANTEE: HIGGINBOTHAM ROSALI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E12 S8 E28 N32 $.

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
1	000110	C	SFR RURAL	100	0005	OR	0.00	0.00	1.38	AC		1.00	1.00	0.80	30,000.00	24,000.00	33,120							

REVIEW DATE 03/25/2022 BY TWA Total Acres: 1.38 Total Land Value: 33,120 Market: 0 Agricultural: 0 Common: 33,120 PRINTED 08/02/2023 BY SYS