PT LOTS 1383 1384 & STRIP
LYING BETWEEN LOTS
IN OR 2390/1024

HIGGINBOTHAM DEBRA A
34411 OLD BALDWIN RD
CALLAHAN, FL 32011

2023

02-1N-24-2180-1383-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

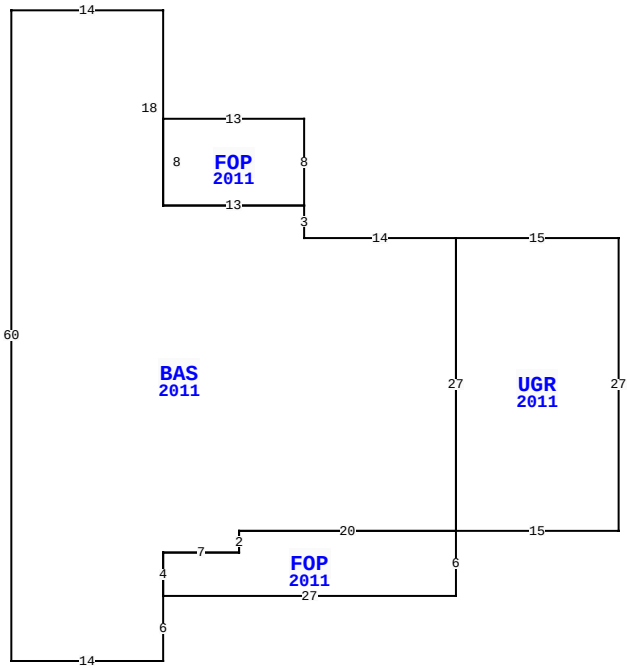
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100	1,622	140,668
FOP	104	30	31	2,689
FOP	148	30	44	3,816
UGR	405	45	182	15,784
TOTALS	2,279		1,879	162,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,879	121.7160	91.29	171,534	2011	2011	0	0	0	5.00	95.00

1 SFR MODULR – 100% - 2023 Heated Area: 1622 HX Base Yr 2023



34411 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		162,957
TOTAL MARKET OB/XF VALUE		1,987
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		195,244
SOH/AGL Deduction		15,336
ASSESSED VALUE		179,908
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		124,908
TOTAL JUST VALUE		195,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25935	ADDITION	14,198	04/01/2012
B25593	GARAGE	15,537	01/01/2012
B25174	CO ISSUED	0	11/30/2011
M16650	H/AC	0	11/01/2011
B25287	ADDITION	7,190	11/01/2011
E23973	NEW CONSTR	0	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/1024	9/04/2020	LE	U	I	11	100
GRANTOR: DAVIS ADRON P & LAWAN						
GRANTEE: HIGGINBOTHAM DEBRA						
1754/0384	9/01/2011	QC	U	V	11	100
GRANTOR: HIGGINBOTHAM THOMAS W						
GRANTEE: DAVIS ADRON P & LAW						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2011] W15 BAS=[YR=2011] W14 N3 FOP=[YR=2011] N8 W13 S8 E13$ W13 N18 W14 S60 E14 N6 FOP=[YR=2011] E27 N6 W20 S2 W7 S4$ N4 E7 N2 E20 N27 $ S27 E15 N27$.

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	0351	CARPORT MT	0	100	12	10	120.00	SF	10.00	10.00	100	2011	2011	3	55	660	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	2011	2011	3	55	1,327	

LAND DESCRIPTION

TOTAL OB/XF 1,987

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	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 03/24/2022 BY TWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS