BLOCK 2 PT OF LOT 7 IN SEC 6 &
BLOCK 3 PT OF LOT 24 SEC 31 &
PARCEL 11-2 IN 36-2N-24

HIGGINBOTHAM NORWOOD E/HIGGINBOTHAM SEAN DAVID
44001 ROLLING HILL LANE
CALLAHAN, FL 32011

2023

06-1N-25-2920-0002-0073

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

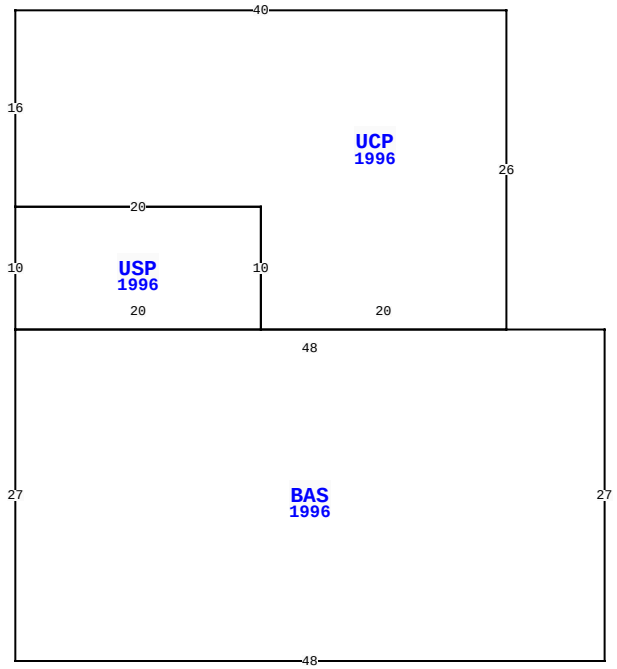
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	42,675
UCP	840	20	168	5,532
USP	200	50	100	3,293
TOTALS	2,336		1,564	51,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,564	117.6000	82.32	128,748	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



44242 KINGBIRD DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	84,182
TOTAL MARKET OB/XF VALUE	128
TOTAL LAND VALUE - MARKET	135,450
TOTAL MARKET VALUE	219,760
SOH/AGL Deduction	70,631
ASSESSED VALUE	149,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,129
TOTAL JUST VALUE	219,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961485	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/1325	1/14/2021	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM NANMAE						
GRANTEE: HIGGINBOTHAM NORWOO						
2363/0321	5/20/2020	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM NANMAE						
GRANTEE: HIGGINBOTHAM NORWOO						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1996] W40 S16 USP=[YR=1996] S10 BAS=[YR=1996] S27 E48 N27 W48 $ E20 N10 W20 $ E20 S10 E20 N26 $.

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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	0	0005	OR	0.00	0.00	1.57	AC		1.00	1.00	1.00	35,000.00	35,000.00	54,950							
2	000115	C	SFR ACRES	0	0005		0.00	0.00	2.30	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,500							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 3.87 Total Land Value: 135,450 Market: 0 Agricultural: 0 Common: 135,450 PRINTED 08/02/2023 BY SYS

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PARCEL 11-2 IN 36-2N-24

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44001 ROLLING HILL LANE
CALLAHAN, FL 32011

2023

06-1N-25-2920-0002-0073

BUILDING CHARACTERISTICS

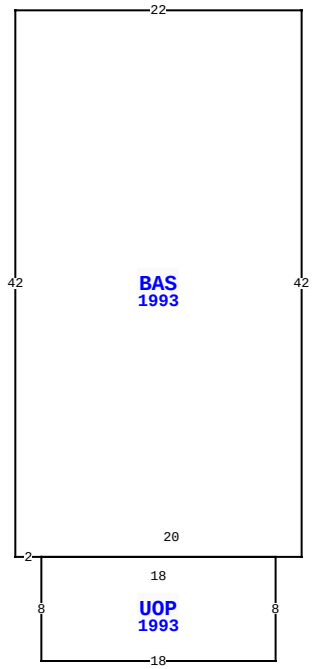
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	31,689
UOP	144	20	29	995
TOTALS	1,068		953	32,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	953	76.0000	68.59	65,366	1924	1924	0	0	0	50.00	50.00

2 SINGLE FAM – 0% - 0 Heated Area: 924 HX Base Yr



44242 KINGBIRD DR, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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INCOME VALUE	
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GRANTEE: HIGGINBOTHAM NORWOO						
2363/0321	5/20/2020	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM NANMAE						
GRANTEE: HIGGINBOTHAM NORWOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S42 E2 UOP=[YR=1993] S8 E18 N8 W18 $ E20 N42 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/26/2022 BY KBA Total Acres: 3.87 Total Land Value: 135,450 Market: 0 Agricultural: 0 Common: 135,450 PRINTED 08/02/2023 BY SYS