NE1/4
IN OR 2086/496
R278396 & R278397

HIGGINBOTHAM CHRISTINE L L/E/
44084 WAGON TRAIL
CALLAHAN, FL 32011

2023

12-1N-24-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

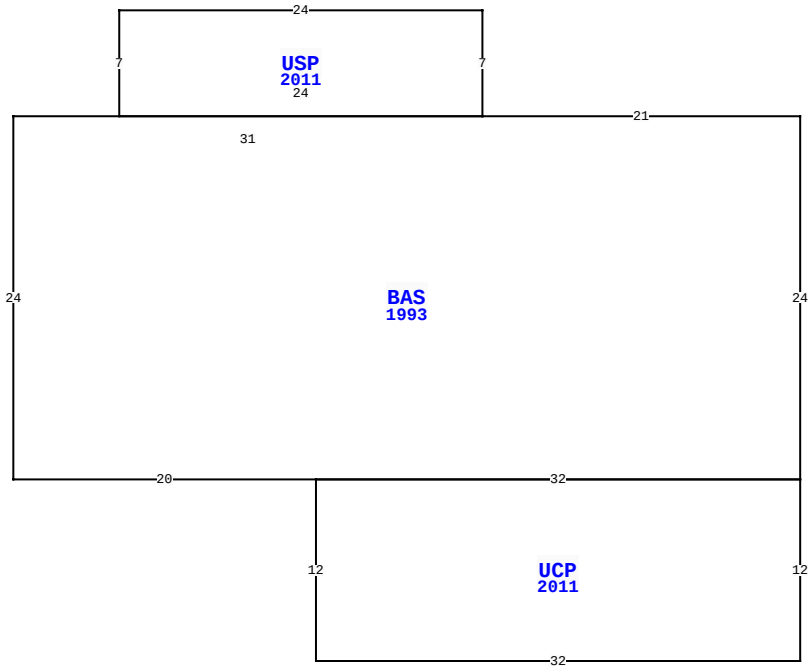
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	22,389
UCP	384	20	77	1,382
USP	168	50	84	1,507
TOTALS	1,800		1,409	25,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,409	92.0000	59.80	84,258	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1248 HX Base Yr



44084 WAGON TRL, 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		25,277
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		427,500
TOTAL MARKET VALUE		120,477
SOH/AGL Deduction		32,946
ASSESSED VALUE		87,531
TOTAL EXEMPTION VALUE	HX HB WX SX	80,000
BASE TAXABLE VALUE		7,531
TOTAL JUST VALUE		453,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		22,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5548	CHNGE SRVC	0	12/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/0496	12/01/2016	FJ	U	I	11	0
GRANTOR: HIGGINBOTHAM RODNEY W						
GRANTEE: HIGGINBOTHAN CHRIST						
0354/0816	3/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 USP=[YR=2011] N7 W24 S7 E24$ W31 S24 E20
UCP=[YR=2011] S12 E32 N12 W32$ E32 N24$.

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	0570	JUNK HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	1987	1987	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005300	A	CROPLAND 3	0			0.00	0.00	49.00	AC		1.00	1.00	1.00	400.00	400.00	19,600							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	110.00	AC		1.00	1.00	1.00	410.00	410.00	45,100							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	159.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	397,500							

REVIEW DATE 03/02/2020 BY TWA Total Acres: 160.00 Total Land Value: 94,700 Market: 397,500 Agricultural: 64,700 Common: 30,000 PRINTED 08/02/2023 BY SYS