PT SW1/4 OF NE1/4 S RR R/W &
BLOCK 3 PT OF LOT 27 OF
HILLS AT THOMAS CREEK PB5/65

HIGGINBOTHAM JIMMY L & CAROL T
43131 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0271

BUILDING CHARACTERISTICS

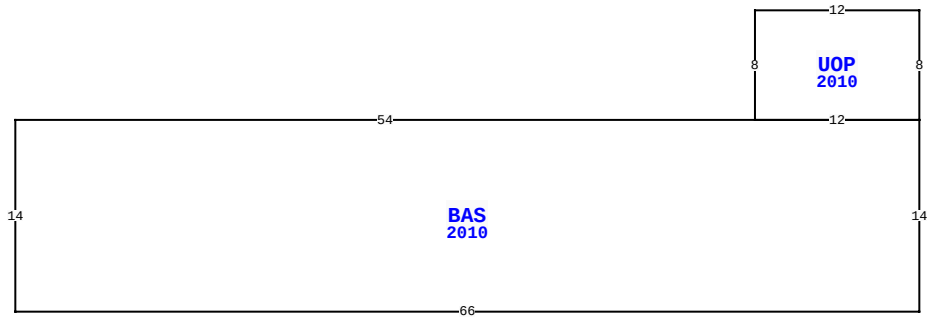
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	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	924	100	924	17,405
UOP	96	25	24	452
TOTALS	1,020		948	17,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	948	96.6000	62.79	59,525	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



43072 LARSEN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	17,858
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	129,800
TOTAL MARKET VALUE	56,460
SOH/AGL Deduction	18,508
ASSESSED VALUE	37,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,952
TOTAL JUST VALUE	147,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0646/1077	1/17/1992	WD	U	V	09	100

GRANTOR: CHAMPION REALTY

GRANTEE: HIGGINBOTHAM JIMMY

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] W12 S8 BAS=[YR=2010] W54 S14 E66 N14 W12$ E12 N8$.

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	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	440.00	440.00	2,200							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	2.63	AC		1.00	1.00	1.00	410.00	410.00	1,078							
4	005902	A	HARDWOOD SI	0			0.00	0.00	1.85	AC		1.00	1.00	1.00	175.00	175.00	324							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	9.48	AC		1.00	1.00	1.00	10,000.00	10,000.00	94,800							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.48 Total Land Value: 38,602 Market: 94,800 Agricultural: 3,602 Common: 35,000 PRINTED 08/02/2023 BY SYS