PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2591/457 (EX DOT R/W IN
OR 201/690 & EX PT IN

HIGGINBOTHAM HENRY K & HOLLY J
45236 GREEN AVENUE
CALLAHAN, FL 32011

2023

24-2N-28-0000-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

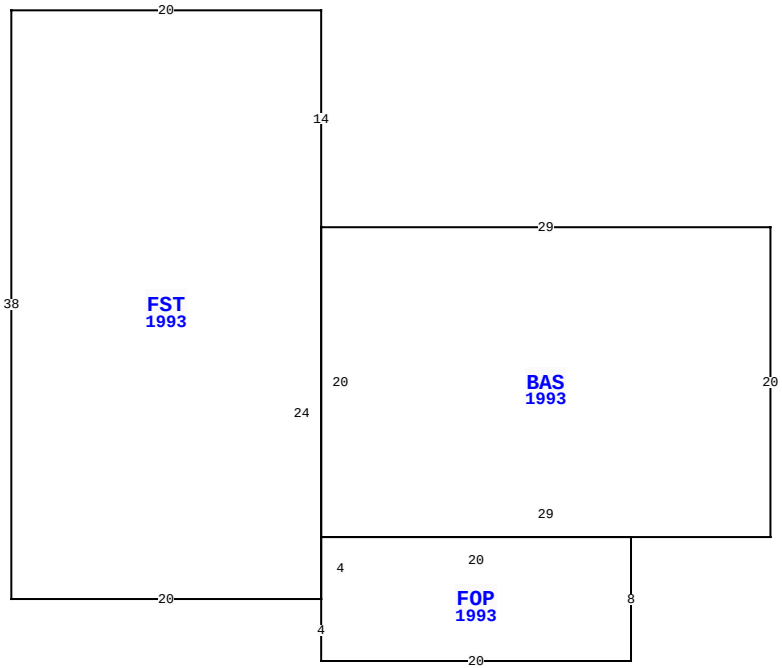
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 60
Interior Wall	05	DRYWALL 40
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	580	100	580	31,193
FOP	160	30	48	2,582
FST	760	55	418	22,481
TOTALS	1,500		1,046	56,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,046	82.0800	74.08	77,488	1955	1975	0	0	0	27.40	72.60

1 SINGLE FAM – 0% - 2023 Heated Area: 580 HX Base Yr



464127 SR 200, YULEE

BLD DATE	05/22/2020	KK	LGL DATE		
XF DATE	05/22/2020	KK	LAND DATE	05/22/2020	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	56,256
TOTAL MARKET OB/XF VALUE	1,835
TOTAL LAND VALUE - MARKET	95,060
TOTAL MARKET VALUE	153,151
SOH/AGL Deduction	0
ASSESSED VALUE	153,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,151
TOTAL JUST VALUE	153,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1903637	REPAIR/RRF	5,000	04/11/2019
E1806696	CHNGE SRVC	0	06/28/2018
95-01869	REMODEL	3,639	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0457	9/16/2022	WD	Q	I	01	210,000
GRANTOR: JAMES LARRY COKER LLC						
GRANTEE: HIGGINBOTHAM HENRY						
2263/0641	3/22/2019	WD	U	I	37	27,000
GRANTOR: COURSON CHARLES A						
GRANTEE: JAMES LARRY COKER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FST=[YR=1993] N14 W20 S38 E20
FOP=[YR=1993] S4 E20 N8 W20 S4$ N24$ S20 E29 N20$.

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
2	0810	CONCRETE A	0	0	24	12	288.00	SF	6.50	6.50	100	2018	2018	3	98	1,835	

LAND DESCRIPTION

TOTAL OB/XF 1,835

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	002500	C	SRVC SHOPS	0		RM	140.00	117.00	140.00	FF	2	0.97	1.00	0.97	700.00	679.00	95,060							

REVIEW DATE 05/22/2020 BY KK Total Acres: 0.00 Total Land Value: 95,060 Market: 0 Agricultural: 0 Common: 95,060 PRINTED 08/02/2023 BY SYS