

BLK 4 PT LOTS 1 & 2
IN OR 1355/756 BEING PARCEL 2
BOOTH'S SURVEY PBK 1/29

HIGGINBOTHAM WAYNE A
45209 OAK TRAIL
CALLAHAN, FL 32011

2023

29-2N-25-3120-0041-0020



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	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		2 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	11	1,251
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BAS	1,232	100	1,232	140,161
FUS	572	100	572	65,075
TOTALS	1,948		1,826	207,739

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,826	106.3000	126.76	231,464	2001	2001	0	0	10.25	89.75
1 DUPLEX - 0% - 0											
Heated Area: 1804											
HX Base Yr											
45374 GREEN ST, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/02/2023 MLU											

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
1	0811		CONCRETE B	0	0	0	0	508.00	SF	5.20	5.20	100	2001	2001	3	82	2,166	

LAND DESCRIPTION										TOTAL OB/XF							2,166		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000800	C	MULTI-FAM	0	0006		59.00	105.00	58.80	FF		1.00	1.00	0.76	500.00	380.00			
REVIEW DATE		12/04/2019		BY	TWA		Total Acres: 0.00			Total Land Value: 22,344			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE		207,739			
TOTAL MARKET OB/XF VALUE		2,166			
TOTAL LAND VALUE - MARKET		22,344			
TOTAL MARKET VALUE		232,249			
SOH/AGL Deduction		75,738			
ASSESSED VALUE		156,511			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		156,511			
TOTAL JUST VALUE		232,249			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		150,313			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4651-M	MECHANICAL		05/10/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1355/0756	10/04/2005	WD	U	I	06	100	
GRANTOR: MOORE BARBARA J							
GRANTEE: HIGGINBOTHAM WAYNE							
1024/1319	12/13/2001	WD	U	I	01	100	
GRANTOR: HIGGINBOTHAM WAYNE A							
GRANTEE: HIGGINBOTHAM WAYNE							

BUILDING NOTES																							
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BUILDING DIMENSIONS																							
BAS=[YR=2001] W44 S28 E44 N28\$ PTR= E15 FUS=[YR=2001] E4 BAL=[YR=2014] N6 E12 S6 W12\$ E24 BAL=[YR=2014] N6 E12 S6 W12\$ E16 S13 W44 N13\$ W15\$.																							