PT OF LOT 2 BLOCK 3
IN OR 1420/1935
BOOTHS SURVEY PB 1/29

HIGGINBOTHAM KEITH & HOLLY
45236 GREEN AVENUE
CALLAHAN, FL 32011

2023

29-2N-25-3120-0053-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

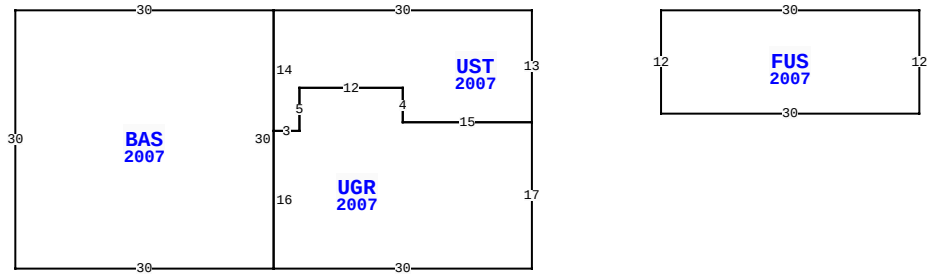
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	82,453
FUS	360	100	360	32,982
UGR	555	45	250	22,904
UST	345	45	155	14,200
TOTALS	2,160		1,665	152,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,665	109.1550	98.51	164,019	2007	2007	0	0	0	7.00	93.00

2 SINGLE FAM – 100% - 2009 Heated Area: 1260 HX Base Yr 2009



45236 GREEN AV, CALLAHAN

BLD DATE	10/25/2007 DJ	LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		152,538
TOTAL MARKET OB/XF VALUE		10,830
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		231,368
SOH/AGL Deduction		123,589
ASSESSED VALUE		107,779
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,779
TOTAL JUST VALUE		231,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3263	DEMOLITION	0	11/06/2008
B2944	NEW CONSTR	20,000	07/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/1935	6/16/2006	WD	U	I		130,000

GRANTOR: ISAAC MARNELLE J & AS
GRANTEE: HIGGINBOTHAM KEITH

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2007] W30 BAS=[YR=2007] W30 S30 E30 UGR=[YR=2007] E30 N17 W15 N4 W12 S5 W3 S16$ N30$ S14 E3 N5 E12 S4 E15 N13$ PTR=E15 FUS=[YR=2007] E30 S12 W30 N12$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00	100	2007	2007	3	89	4,058	
2	0476	VF 6 SBPL	0	100	286	0	286.00	LF	32.00	32.00	100	2007	2007	3	74	6,772	

LAND DESCRIPTION

TOTAL OB/XF 10,830

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	000100	C	SFR	100	0006		136.00	210.00	136.00	FF		1.00	1.00	1.00	500.00	500.00	68,000							

REVIEW DATE 12/04/2019 BY TWA Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS