

PT OF SE1/4 OF NE1/4 OF
SEC 30-2N-24E IN OR 2028/493
(EX ESMT IN OR 332/153)

HIGGINBOTHAM BETTY JO
61957 RIVER RD
CALLAHAN, FL 32011

2023

30-2N-24-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	TERRAZZO 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

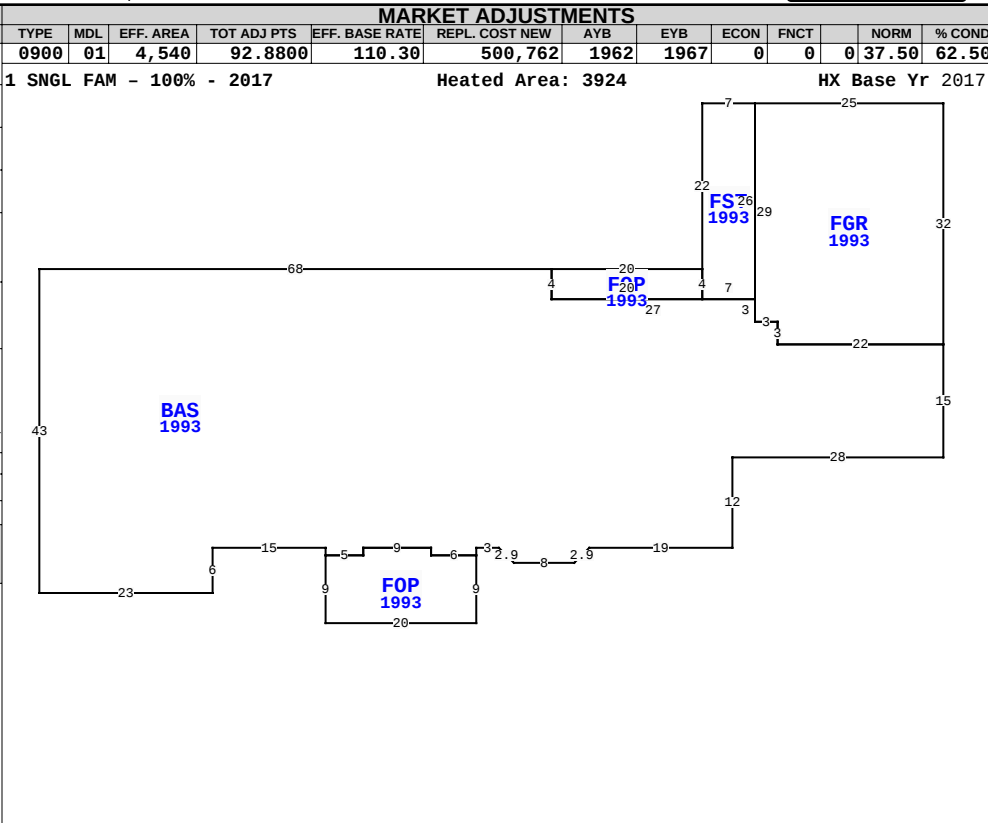
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,924	100	3,924	270,511
FGR	791	55	435	29,988
FOP	80	30	24	1,654
FOP	189	30	57	3,929
FST	182	55	100	6,894

TOTALS	5,166		4,540	312,976
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0200	BARN WD 0-	0	100	0	1,440.00	SF	20.00	20.00	100	1980
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1962
4	0803	ASPHALT C	0	100	0	5,316.00	SF	2.00	2.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0004	OR	0.00	0.00	2.71	AC	1.00

REVIEW DATE 08/05/2021 BY TWA



61957 RIVER RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
15,566											

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Total Acres: 2.71 Total Land Value: 81,300 Market: 0 Agricultural: 0 Common: 81,300

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		312,976	
TOTAL MARKET OB/XF VALUE		15,566	
TOTAL LAND VALUE - MARKET		81,300	
TOTAL MARKET VALUE		409,842	
SOH/AGL Deduction		169,571	
ASSESSED VALUE		240,271	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		190,271	
TOTAL JUST VALUE		409,842	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,159	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011643	REPAIR/RRF	12,000	11/27/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2028/0493	2/04/2016	TD	U	I	11
GRANTOR:MATTIE JEAN WRIGHT LI					
GRANTEE:HIGGINBOTHAM BETTY					
1518/1318	8/10/2007	QC	U	I	01
GRANTOR:WRIGHT MATTIE J					
GRANTEE:WRIGHT MATTIE J TRU					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=1993] W25 FST=[YR=1993] W7 S22 FOP=[YR=1993] W20					
BAS=[YR=1993] W68 S43 E23 N6 E15 S1 FOP=[YR=1993] S9 E20 N9					
W6 N1 W9 S1 W5\$ E5 N1 E9 S1 E6 N1 E3 D2 R2 E8 U2 R2 E19					
N12 E28 N15 W22 N3 W3 N3 W27 N4\$ S4 E20 N4\$ S4 E7 N26\$ S29 E3					
S3 E22 N32\$.					

OTHER ADJUSTMENTS AND NOTES											

PRINTED 08/02/2023 BY SYS