

BLOCK 4 LOTS 17-22 & 25-32
PT OR 564 PG 690
EX S-1 OF LOT 25

HIGGINBOTHAM NORWOOD E
44001 ROLLING HILL LANE
CALLAHAN, FL 32011

2023

31-2N-25-2920-0004-0170



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																		
															VALUATION BY																				
															STANDARD																				
															Tax Group: 6																				
															Tax Dist:																				
															BUILDING MARKET VALUE																				
															TOTAL MARKET OB/XF VALUE																				
															TOTAL LAND VALUE - MARKET																				
															TOTAL MARKET VALUE																				
															SOH/AGL Deduction																				
															ASSESSED VALUE																				
DOR CODE					N. NOTE RECORD																														
MAP NUM					MKT AREA					01																									
NEIGHBORHOOD/LOC					8001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																			
EXTRA FEATURES					SWALLOWFORK AVE, CALLAHAN																														
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																				
LAND DESCRIPTION																TOTAL OB/XF																			
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
REVIEW DATE 02/04/1993 BY BTT Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																																			