

PT OF LOT 4
IN OR 749/45
HIGGINBOTHAM ESTATES PB 5/125

AHNEMILLER DONALD C & REBA G
44457 KEME ROAD
CALLAHAN, FL 32011

2023

33-2N-25-0740-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

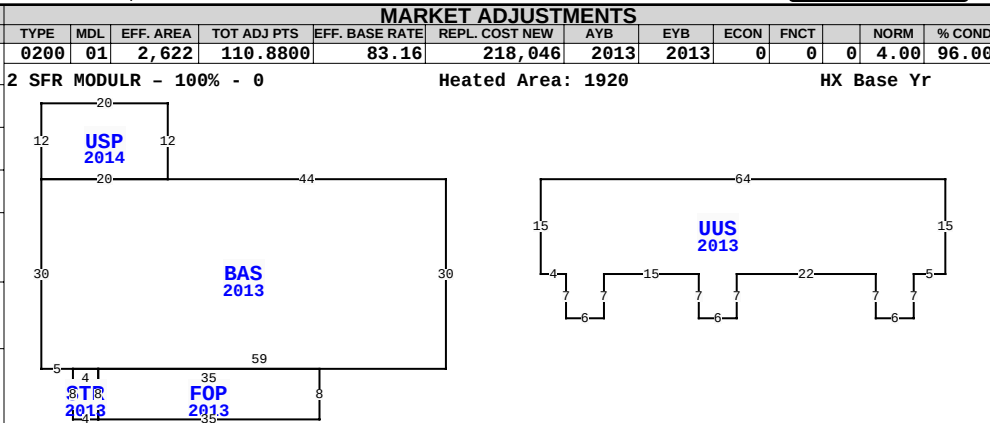
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	8026.00	08

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	153,280
FOP	280	30	84	6,706
STR	32	10	3	239
USP	240	30	72	5,748
UUS	1,086	50	543	43,350
TOTALS	3,558		2,622	209,324

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
3	0681	POLE SHED	0 100	27	15	390.00	SF	15.00	15.00	100	1994	1994	3	23	1,346	
4	0681	POLE SHED	0 100	27	10	270.00	SF	15.00	15.00	100	2009	2009	3	60	2,430	
5	0812	CONCRETE C	0 100	0	0	2,700.00	SF	4.00	4.00	100	2018	2018	3	98	10,584	
6	0812	CONCRETE C	0 100	0	0	2,050.00	SF	4.00	4.00	100	2021	2021	3	100	8,200	
7	1242	WD DECK A	0 100	0	0	750.00	SF	10.00	10.00	100	2021	2021	3	97	7,275	

LAND DESCRIPTION			TOTAL OB/XF 29,835													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00

REVIEW DATE 01/06/2023 BY KWA



BLD DATE	10/08/2008	JW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

EXTRA FEATURES																
44457 KEME RD, CALLAHAN																

TOTAL OB/XF 29,835																

Total Acres: 1.03 Total Land Value: 36,050 Market: 0 Agricultural: 0 Common: 36,050

NASSAU COUNTY PROPERTY				PAGE 1 of 2		6
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 6			Tax Dist:			
BUILDING MARKET VALUE						234,510
TOTAL MARKET OB/XF VALUE						29,835
TOTAL LAND VALUE - MARKET						36,050
TOTAL MARKET VALUE						300,395
SOH/AGL Deduction						115,237
ASSESSED VALUE						185,158
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						135,158
TOTAL JUST VALUE						300,395
NCON VALUE						15,475
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						241,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327639	GARAGE	43,870	08/01/2013
B1326757	MODULAR HM	0	01/01/2013
B1326758	FOUNDATION	18,000	01/01/2013
E1325816	NEW CONSTR	0	01/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0749/0045	1/18/1996	WD	U	I	10	4,900			
GRANTOR: HIGGINBOTHAM GARY L &									
GRANTEE: AHNEMILLER DONALD C									
0515/0301	4/15/1987	AD	Q	V		10,600			
GRANTOR: HIGGINBOTHAM GARY									
GRANTEE: AHNEMILLER DONALD									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2013] W44 USP=[YR=2014] N12 W20 S12 E20\$ W20 S30 E5 STR=[YR=2013] S8 E4 FOP=[YR=2013] E35 N8 W35 S8\$N8 W4 \$E59 N30\$ PTR=E15 UUS=[YR=2013] E64 S15 W5 S7 W6 N7 W22 S7 W6 N7 W15 S7 W6 N7 W4 N15\$W15\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 08/02/2023 BY SYS

