

N1/2 OF LOT 6 R433666
IN OR 900/482
HIGGINBOTHAM ESTATES PB 5/125

COONER MARK A
44427 KEME ROAD NORTH
CALLAHAN, FL 32011

2023

33-2N-25-0740-0006-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 50
Exterior Wall	30 VINYL 50
Roof Structure	02 SHED 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	01 NONE 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

Quality	03 Quality Level 03
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 08

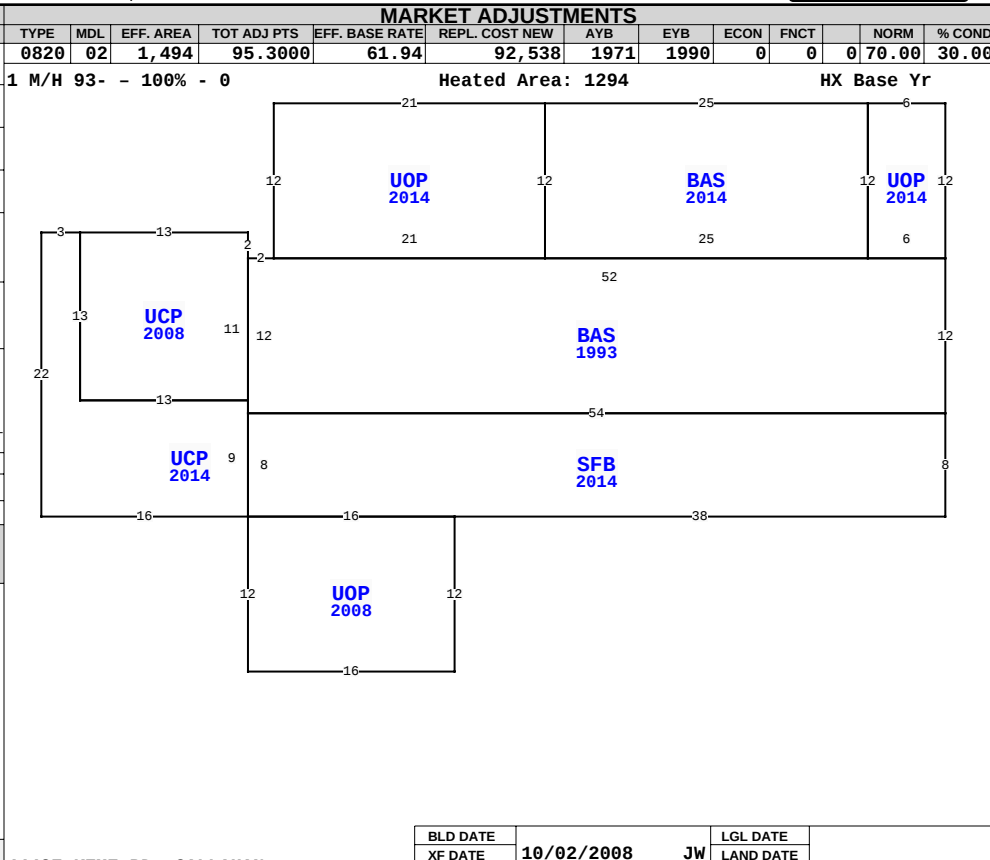
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	648	12,041
BAS	300	100	300	5,575
SFB	432	80	346	6,429
UCP	169	20	34	632
UCP	183	20	37	688
UOP	192	25	48	892
UOP	72	25	18	335
UOP	252	25	63	1,171

TOTALS	2,248	1,494	27,761
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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	0940	SHEDS/PORT	0 100	10	14	140.00	SF	19.50	19.50	100	2007
2	0681	POLE SHED	0 100	8	11	88.00	SF	15.00	15.00	100	2007
3	0681	POLE SHED	0 100	10	12	120.00	SF	15.00	15.00	100	2007

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.03	AC	1.00



44427 KEME RD, CALLAHAN				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
140.00	SF	19.50	19.50	100	2007	2007	3	35	956		
88.00	SF	15.00	15.00	100	2007	2007	3	52	686		
120.00	SF	15.00	15.00	100	2007	2007	3	52	936		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			46,189
TOTAL MARKET OB/XF VALUE			2,578
TOTAL LAND VALUE - MARKET			36,050
TOTAL MARKET VALUE			84,817
SOH/AGL Deduction			36,823
ASSESSED VALUE			47,994
TOTAL EXEMPTION VALUE	HX HB SX		47,994
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			84,817
NCON VALUE			18,428
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1800526	GARAGE	42,429	03/01/2018
7709	MH MOVE-ON	3,800	02/13/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0900/0482	9/22/1999	WD	U	V	10	10,600	
GRANTOR: HIGGINBOTHAM GARY & I							
GRANTEE: COONER MARK A							
0511/1254	3/03/1987	AD	Q	V		10,600	
GRANTOR: HIGGINBOTHAM GARY							
GRANTEE: COONER MARK A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2014] W6 BAS=[YR=2014] W25 UOP=[YR=2014] W21 S12 BAS=[YR=1993] W2 UCP=[YR=2008] N2 W13 UCP=[YR=2014] W3 S22 E16 UOP=[YR=2008] S12 E16 N12 SFB=[YR=2014] E38 N8 W54 S8 E16\$ W16 \$ N9 W13 N13\$ S13 E13 N11\$ S12 E54 N12 W52\$ E21 N12\$ S12 E25 N12\$ S12 E6 N12\$.											

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