

BLOCK 1 LOT 6
IN OR 2022/317
GREEN ACRES SUB UNR

HIGGINBOTHAM SHEILA L/E/
54227 DEERFIELD CNTRY CLUB RD
CALLAHAN, FL 32011

2023

37-1N-25-2950-0001-0060



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																			
															Tax Group: 6										Tax Dist:									
															BUILDING MARKET VALUE										0									
															TOTAL MARKET OB/XF VALUE										0									
															TOTAL LAND VALUE - MARKET										45,000									
															TOTAL MARKET VALUE										45,000									
															SOH/AGL Deduction										25,035									
															ASSESSED VALUE										19,965									
															TOTAL EXEMPTION VALUE										0									
															BASE TAXABLE VALUE										19,965									
DOR CODE					0000					VACANT																								
MAP NUM										MKT AREA					08																			
NEIGHBORHOOD/LOC					8026.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					DEERFIELD COUNTRY CLUB RD, 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 0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000000	C	VAC RES	0	0006	RS-2	100.00	200.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																	
REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																		