

LOT 20 R 107345 & 107346
IN OR 2596/393
NASSAU VILLAGE #1 UNR

HIGGINBOTHAM THOMAS E
45375 OAK TRL
CALLAHAN, FL 32011

2023

37-1N-25-299A-0020-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	14 CARPET 70
Interior Floor	13 LVT/LAMNT 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100

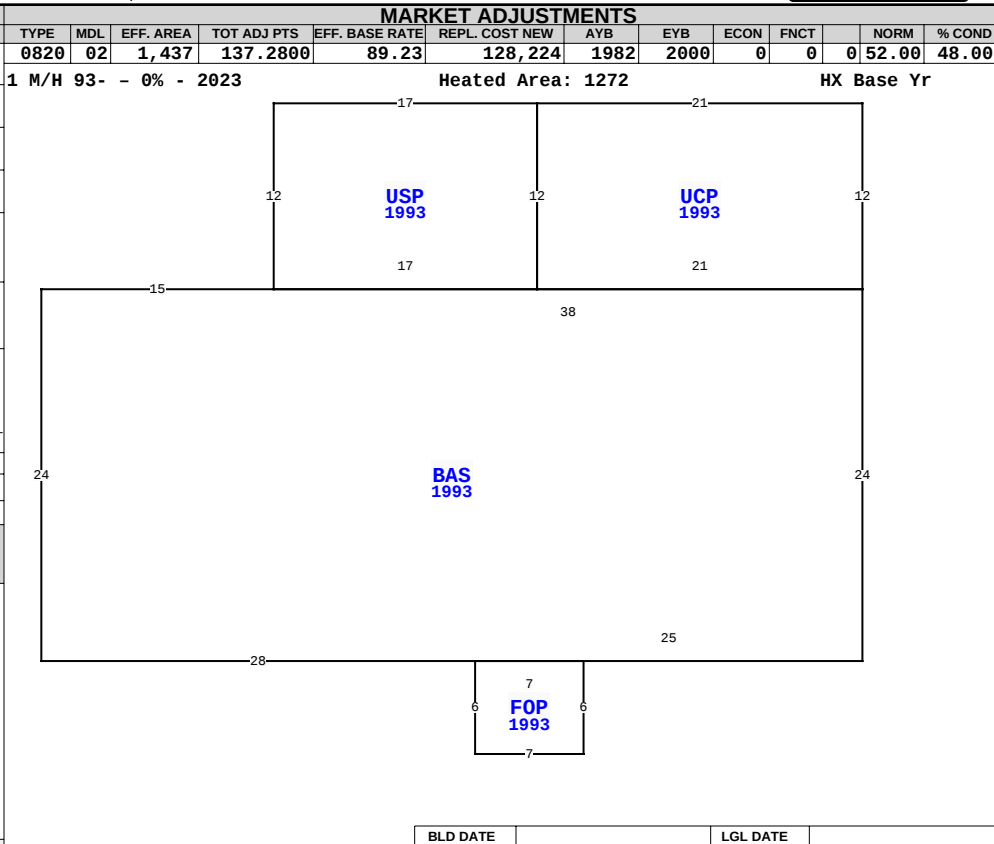
Quality	04 Quality Level 04
DOR CODE	0200 MOBILE HOME

MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	54,480
FOP	42	30	13	557
UCP	252	20	50	2,142
USP	204	50	102	4,368
TOTALS	1,770		1,437	61,548

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	18	10	180.00	SF	20.10	20.10	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	13.20	13.20	
4	0810	CONCRETE A	0	0	12	15	180.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0	0006	RM	125.00	350.00	1.00	LT	



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

54099 SNYDER RD, CALLAHAN

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										61,548	
TOTAL MARKET OB/XF VALUE										3,878	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										110,426	
SOH/AGL Deduction										0	
ASSESSED VALUE										110,426	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										110,426	
TOTAL JUST VALUE										110,426	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										93,193	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2596/0393	1/19/2022	QC	U	I	11	100			
GRANTOR: HIGGINBOTHAM MARTIN B									
GRANTEE: HIGGINBOTHAM THOMAS									
2472/0368	6/14/2021	FJ	U	I	11	0			
GRANTOR: HIGGINBOTHAM THOMAS E									
GRANTEE: HIGGINBOTHAM THOMAS									

BUILDING NOTES											

BUILDING DIMENSIONS											
UCP=[YR=1993] W21USP=[YR=1993] W17S12 BAS=[YR=1993] W15S24 E28 FOP=[YR=1993] S6 E7 N6 W7\$ E25 N24 W38\$E17N12\$ S12E21N12\$.											