PT JOSEPH HIGGINBOTHAM GRANT
SEC 43-3N-25E IN OR 2606/1678
(EX OR 213/514)

MILLER WILLIAM M/MILLER BARBARA ET AL
57549 DUTCH TRAIL
CALLAHAN, FL 32011

2023

43-3N-25-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

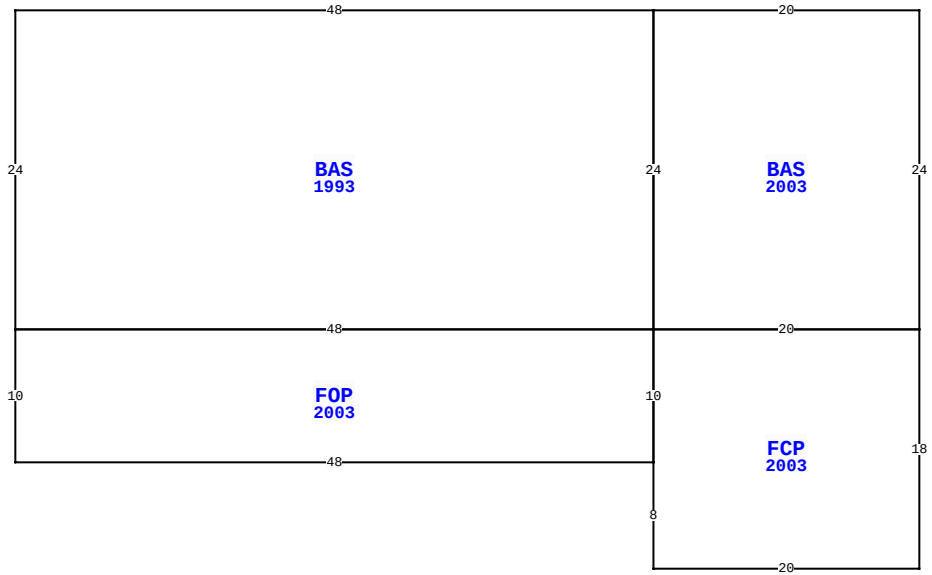
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	88,038
BAS	480	100	480	36,682
FCP	360	25	90	6,878
FOP	480	30	144	11,005
TOTALS	2,472		1,866	142,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,866	104.8600	94.64	176,598	1970	1974	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 1975 Heated Area: 1632 HX Base Yr 1975



57549 DUTCH TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		142,603
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		96,160
TOTAL MARKET VALUE		240,023
SOH/AGL Deduction		124,480
ASSESSED VALUE		115,543
TOTAL EXEMPTION VALUE	HX HB SL	115,543
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		240,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/1678	11/25/2022	QC	U	I	11	100
GRANTOR: MILLER WILLIAM M & BA						
GRANTEE: MILLER WILLIAM M &						
2585/0094	8/10/2022	QC	U	I	11	100
GRANTOR: MILLER WM M & BARBARA						
GRANTEE: MILLER WILLIAM M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 BAS=[YR=1993] W48 S24 FOP=[YR=2003] S10 E48 FCP=[YR=2003] S8 E20 N18 W20 S10$ N10 W48$ E48 N24$ S24 E20 N24$.

EXTRA FEATURES

LN	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
1	0680	POLE SHED	0	100	0	0	630.00	SF	10.00	10.00	100	1980	1980	3	20	1,260	

LAND DESCRIPTION

TOTAL OB/XF 1,260

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	6.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,160							

REVIEW DATE 09/19/2018 BY KBA Total Acres: 6.01 Total Land Value: 96,160 Market: 0 Agricultural: 0 Common: 96,160 PRINTED 08/02/2023 BY SYS