IN OR 1692/153
ESMT IN OR 811/1571

CRIBB DEBRA L HIGGINBOTHAM
PO BOX 1164
CALLAHAN, FL 32011-1164

2023

46-2N-25-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

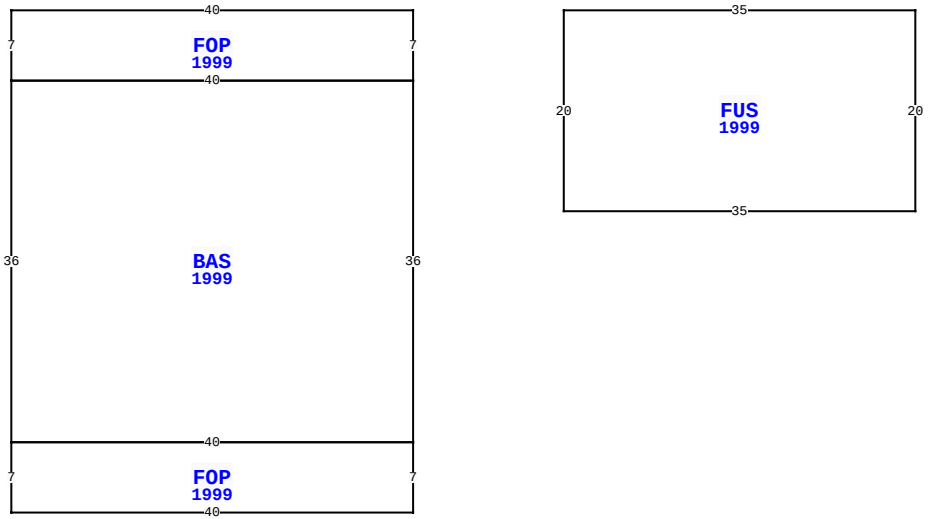
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	171,736
FOP	280	30	84	10,018
FOP	280	30	84	10,018
FUS	700	100	700	83,483
TOTALS	2,700		2,308	275,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,308	109.7600	130.34	300,825	1999	2004	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2000 Heated Area: 2140 HX Base Yr 2000



45932 BISMARK RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		428,030
TOTAL MARKET OB/XF VALUE		14,172
TOTAL LAND VALUE - MARKET		80,640
TOTAL MARKET VALUE		522,842
SOH/AGL Deduction		221,845
ASSESSED VALUE		300,997
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,997
TOTAL JUST VALUE		522,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005908	REPAIR/RRF	40,000	04/18/2022
B007640	NEW CONSTR	52,200	10/01/2000
B985242	NEW CONSTR	112,256	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1692/0153	7/25/2010	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM JOSEPH L						
GRANTEE: HIGGINBOTHAM DEBRA						
0811/1576	10/29/1997	WD	Q	V		36,000
GRANTOR: HAMLIN MARK S & RHOND						
GRANTEE: HIGGINBOTHAM JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W40 S7 BAS=[YR=1999] S36 FOP=[YR=1999] S7 E40 N7 W40$ E40 N36 W40$ E40 N7$ PTR=E15 FUS=[YR=1999] E35 S20 W35 N20$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	1,865.00	SF	4.00	4.00	100	2001	2001	3	82	6,117	
4	0200	BARN WD 0-	0	100	20	30	600.00	SF	20.00	20.00	100	1998	1998	3	27	3,240	
5	0681	POLE SHED	0	100	10	30	300.00	SF	15.00	15.00	100	1998	1998	3	27	1,215	
6	1076	TRELLIS A	0	100	0	0	100.00	SF	7.50	7.50	100	2005	2005	3	44	330	
7	1076	TRELLIS A	0	100	0	0	100.00	SF	7.50	7.50	100	2005	2005	3	44	330	

LAND DESCRIPTION

TOTAL OB/XF 14,172

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	5.04	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,640							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 5.04 Total Land Value: 80,640 Market: 0 Agricultural: 0 Common: 80,640 PRINTED 08/02/2023 BY SYS

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Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

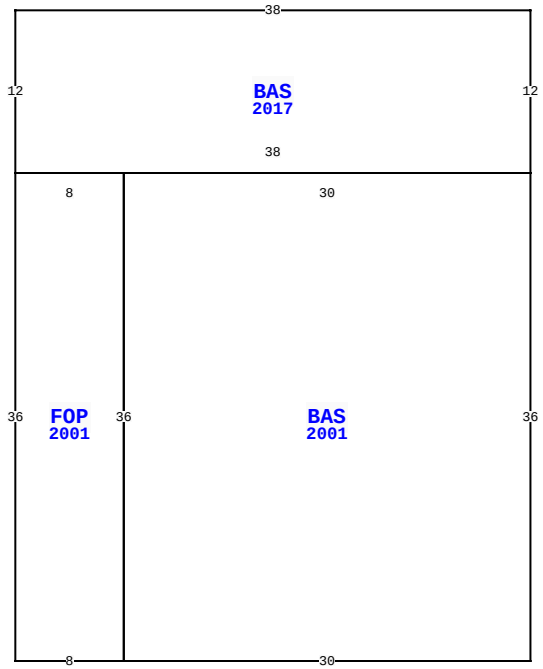
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	101,724
BAS	456	100	456	42,950
FOP	288	30	86	8,100
TOTALS	1,824		1,622	152,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	115.0050	103.79	168,347	2001	2003	0	0	0	9.25	90.75

2 SINGLE FAM – 0% - 2000 Heated Area: 1536 HX Base Yr 2000



45932 BISMARK RD, CALLAHAN

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0811/1576	10/29/1997	WD	Q	V		36,000
GRANTOR: HAMLIN MARK S & RHOND						
GRANTEE: HIGGINBOTHAM JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W38 S12 FOP=[YR=2001] S36 E8 BAS=[YR=2001] E30 N36 W30 S36$ N36 W8$ E38 N12$.

EXTRA FEATURES

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

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