IN OR 433 PG 690
ESMT IN OR 2651-1814

HIGGINBOTHAM JIMMY L & CAROL T
43131 THOMAS CREEK ROAD
CALLAHAN, FL 32011

**2023**

**51-2N-25-0000-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

542763 US HWY 1, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 97,920 |
| TOTAL MARKET VALUE | 97,920 |
| SOH/AGL Deduction | 6,216 |
| ASSESSED VALUE | 91,704 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 91,704 |
| TOTAL JUST VALUE | 97,920 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 83,367 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22002280 | NEW CONSTR-POLE B | 71,856 | 02/10/2022 |
| B21006 | DEMOLITION | 1,000 | 01/25/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0433/0690 | 9/01/1984 | WD | Q | I | | 25,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0113/0131 | 1/01/1971 | TA | Q | I | | 14,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 001000 | C | COMMERCIAL | 0 | 0004 | CI | 110.00 | 530.00 | 20,040.00 | SF | | 1.00 | 1.00 | 1.00 | 3.00 | 3.00 | 60,120 | | | | | | | |
| 2 | 000000 | C | VAC RES | 0 | | RM | 0.00 | 0.00 | 1.08 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 37,800 | | | | | | | |

REVIEW DATE 07/10/2020 BY KBA Total Acres: 1.08 Total Land Value: 97,920 Market: 0 Agricultural: 0 Common: 97,920 PRINTED 08/02/2023 BY SYS