IN OR 2296/967
EX 2-1 2-2 & 2-18
STRIP BETWEEN US301 & RR

HIGGINBOTHAM THOMAS E/DAVIS ARLENE W ET AL
612125 RIVER ROAD
CALLAHAN, FL 32011

2024

01-1N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
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	95,000
TOTAL MARKET VALUE	5,450
SOH/AGL Deduction	0
ASSESSED VALUE	5,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,450
TOTAL JUST VALUE	95,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25314	ELEC OTHER	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2309/1169	10/03/2019	QC	U	V	11	100
GRANTOR: WRIGHT WILLIAM P JR &						
GRANTEE: HIGGINBOTHAM THOMAS						
2296/0967	3/12/2019	QC	U	V	11	8,400
GRANTOR: INTERNAL REVENUE SERV						
GRANTEE: HIGGINBOTHAM THOMAS						

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	005501	A	TIMB2-2 SI	0	0004	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	545.00	545.00	5,450							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.00	AC		1.00	1.00	0.50	19,000.00	9,500.00	95,000							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 10.00 Total Land Value: 5,450 Market: 95,000 Agricultural: 5,450 Common: 0 PRINTED 08/06/2024 BY SYS