

2024

01-1N-24-0000-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8001.00

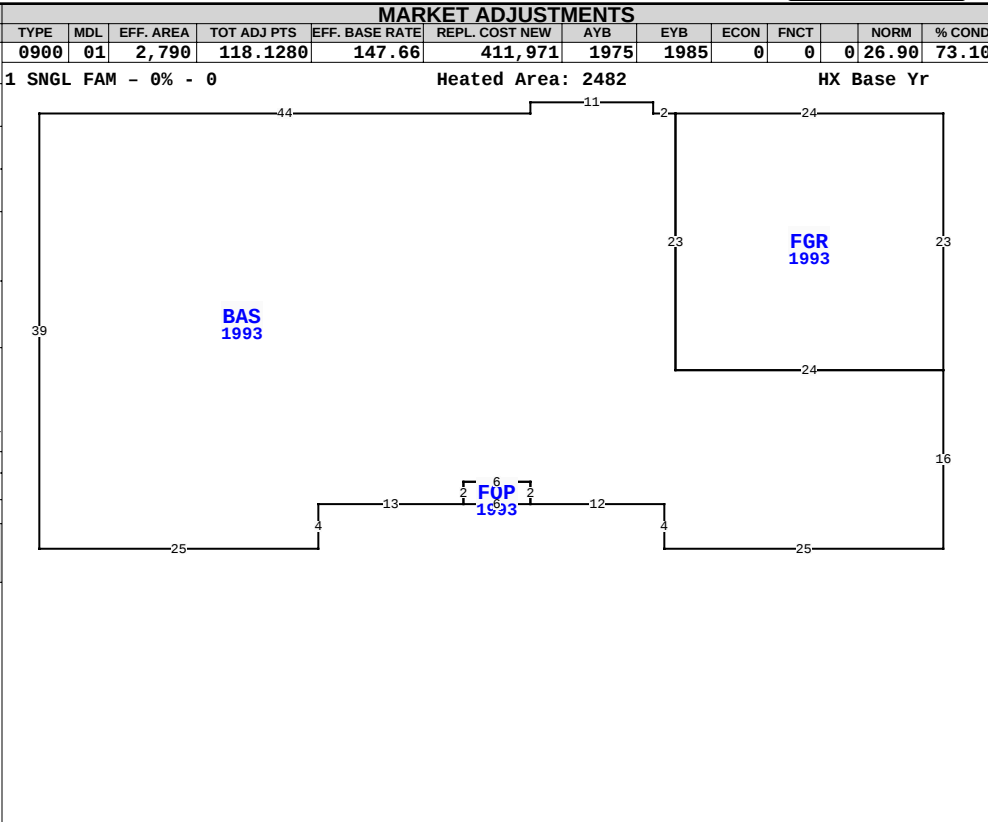
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,482	100	2,482	267,906
FGR	552	55	304	32,814
FOP	12	30	4	432

TOTALS 3,046 2,790 301,151

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,231.00	SF	4.00
3	0350	CARPORT WD	0	0	30	48	1,440.00	SF	9.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.18

REVIEW DATE 07/14/2021 BY TWA



44290 SANDY FORD RD, CALLAHAN

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
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Market: 0 Agricultural: 0 Common: 35,400

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	301,151		
TOTAL MARKET OB/XF VALUE	5,348		
TOTAL LAND VALUE - MARKET	35,400		
TOTAL MARKET VALUE	341,899		
SOH/AGL Deduction	35,498		
ASSESSED VALUE	306,401		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	306,401		
TOTAL JUST VALUE	341,899		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	329,119		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21514	CO ISSUED	180,000	10/23/2008
B21955	CARPORT	9,000	10/01/2008
M14043	MECH OTHER	0	08/01/2008
B21599	GARAGE DOOR	1,375	07/01/2008
E20914	ELEC OTHER	2,500	06/01/2008
R11322	REPAIR/RRF	6,000	06/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2218/0955	8/03/2018	WD	U	I	30
GRANTOR: HIGGINBOTHAM NAOMI I					
GRANTEE: HIGGINBOTHAM NAOMI					
2150/1659	10/08/2017	QC	U	I	11
GRANTOR: HIGGINBOTHAM N W & NA					
GRANTEE: HIGGINBOTHAM NEAL W					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=1993] W24 BAS=[YR=1993] W2 N1 W11 S1 W44 S39 E25 N4 E13 FOP=[YR=1993] E6 N2 W6 S2\$ N2 E6 S2 E12 S4 E25 N16 W24 N23\$ S23 E24 N23\$.					

OTHER ADJUSTMENTS AND NOTES									

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