

PT SEC 1-1N-24E LYING SE OF
US HWY 301 IN OR 704/1128 &
OR 1605/1151

HIGGINBOTHAM NORWOOD E
44001 ROLLING HILL LANE
CALLAHAN, FL 32011

2024

01-1N-24-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,955	100	1,955	144,122
FEP	300	80	240	17,693
FOP	60	30	18	1,327
FOP	180	30	54	3,981
FSP	117	40	47	3,465
FST	273	55	150	11,058

TOTALS	2,885		2,464	181,646
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	969.00	SF	5.20
3	0511	GARAGE CB-	0	100	20	14	280.00	SF	40.00
4	0350	CARPORT WD	0	100	18	14	252.00	SF	7.93
5	0940	SHEDS/PORT	0	100	14	10	140.00	SF	18.30
6	0681	POLE SHED	0	100	66	40	2,640.00	SF	15.00
7	0201	BARN WD 10	0	100	60	40	2,400.00	SF	17.00
8	0681	POLE SHED	0	100	40	30	1,200.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	28.90
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	53.05
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	88.09
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	170.04

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	113.2800	107.62	265,176	1966	1980		0	0	31.50	68.50
1 SINGLE FAM - 100% - 0												
Heated Area: 1955												
HX Base Yr												
44001 ROLLING HILL LN, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/13/2023 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		181,646	
TOTAL MARKET OB/XF VALUE		24,820	
TOTAL LAND VALUE - MARKET		455,100	
TOTAL MARKET VALUE		284,825	
SOH/AGL Deduction		103,847	
ASSESSED VALUE		180,978	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		130,978	
TOTAL JUST VALUE		661,566	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		653,799	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E941008	NEW CONSTR	2,000	10/01/1994
B941055	GARAGE	80,350	05/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1951/1910	12/10/2014	QC	U	I	11	100
GRANTOR: MUSIC JUDY						
GRANTEE: HIGGINBOTHAM NORWOOD						
1605/1151	10/07/2008	QC	U	V	06	100
GRANTOR: STATE OF FLORIDA						
GRANTEE: HIGGINBOTHAM NORWOOD						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1993] W13 FEP=[YR=1993] W10 BAS=[YR=1993] W12 FOP=[YR=2003] N10 W18 S10 E18 \$ W48 S13 W7 S17 E30 FOP=[YR=1993] S4 E10 N6 W10 S2 \$ N2 E10 S6 E14 N4 E13 N30 \$ S30 E10 FST=[YR=1993] E13 N21 W13 S21 \$ N30 \$ S9 E13 N9 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	28.90
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	53.05
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	88.09
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	170.04

REVIEW DATE	02/14/2024	BY	KBA	Total Acres:	171.04	Total Land Value:	78,359	Market:	425,100	Agricultural:	48,359	Common:	30,000	PRINTED 08/06/2024 BY SYS
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