

IN OR 2615/588
PARCELS 3-13 & 3-14
(EX OR 2142/376)

FEWLASS-SHEPPARD LORRAINE G & FEWLASS EDWARD L/
44104 HIGGINBOTHAM DRIVE
CALLAHAN, FL 32011

2024

01-1N-24-0000-0003-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,096	100	1,096	116,510
SFB	56	80	45	4,784
SFB	384	80	307	32,635
UOP	16	20	3	319
TOTALS	1,552		1,451	154,248

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0351	CARPORT MT	0	100	11	32	
2	0351	CARPORT MT	0	100	46	26	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,451	122.2980	116.18	168,577	1993	2005	0	0	0	8.50	91.50	
1 SINGLE FAM - 100% - 2005													
Heated Area: 1448													
HX Base Yr 2005													

44104 HIGGINBOTHAM DR, CALLAHAN	BLD DATE		LGL DATE		05/18/2023	MLU
	XF DATE		LAND DATE			
	INC DATE		AG DATE			

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
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VALUATION BY							STANDARD						
Tax Group: 6							Tax Dist:						
BUILDING MARKET VALUE							154,248						
TOTAL MARKET OB/XF VALUE							9,773						
TOTAL LAND VALUE - MARKET							57,060						
TOTAL MARKET VALUE							221,081						
SOH/AGL Deduction							102,925						
ASSESSED VALUE							118,156						
TOTAL EXEMPTION VALUE							50,000						
BASE TAXABLE VALUE							68,156						
TOTAL JUST VALUE							221,081						
NCON VALUE							0						
INCOME VALUE													
PREVIOUS YEAR MKT VALUE							214,646						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631824	ADDITION	34,687	03/01/2016
R1614850	REPAIR/RRF	5,000	03/01/2016
B26225	ADDITION	4,000	08/02/2012
8655	NEW CONSTR	44,428	02/01/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2615/0588	1/23/2023	WD	U	I	11	100			
GRANTOR: FEWLASS-SHEPPARD LORR									
GRANTEE: SHEPPARD ANTHONY R									
1250/1466	8/04/2004	WD	Q	I		115,000			
GRANTOR: DANIEL SAMUEL K & MIC									
GRANTEE: FEWLASS-SHEPPARD LO									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 S23 UOP=[YR=1993] W4 S4 E4 N4\$ S25									
SFB=[YR=2016] S16 E24 N16 SFB=[YR=2016] N4 W14 S4 E14\$ W24\$ E10 N4 E14 N44\$.									