PT OF SE1/4 & SW1/4
R583778 & R583779
IN OR 1716/1566

WILLIAMS RAY H
44321 HIGGINBOTHAM DR
CALLAHAN, FL 32011

2024

01-1N-24-0000-0003-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	0	0 100
Units		0 100
Quality	04	Quality Level 04

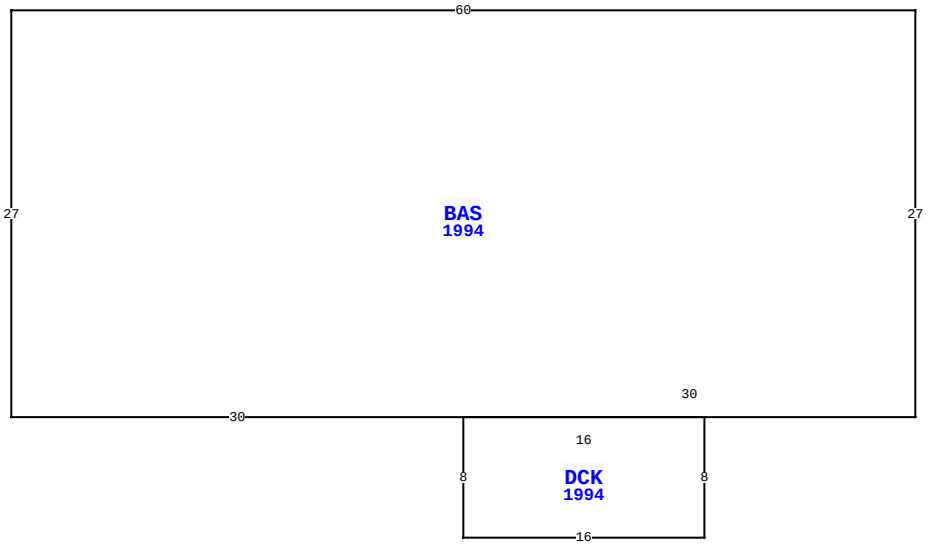
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	47,152
DCK	128	15	19	553
TOTALS	1,748		1,639	47,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,639	129.3600	97.02	159,016	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2011 Heated Area: 1620 HX Base Yr



44321 HIGGINBOTHAM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		47,705
TOTAL MARKET OB/XF VALUE		31,934
TOTAL LAND VALUE - MARKET		84,640
TOTAL MARKET VALUE		164,279
SOH/AGL Deduction		0
ASSESSED VALUE		164,279
TOTAL EXEMPTION VALUE	13	164,279
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		164,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1716/1566	12/27/2010	WD	U	I	30	100
GRANTOR: WILLIAMS DOLORES A HI						
GRANTEE: WILLIAMS DOLORES A						
0704/1130	5/16/1994	WD	U	V	01	100
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: HIGGINBOTHAM DOLORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W60 S27 E30 DCK=[YR=1994] S8 E16 N8 W16$ E30 N27$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1996	1996	3	72	16,589	
3	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1996	1996	3	20	256	
4	0752	USP	0	100	12	15	180.00	SF	15.00	15.00	100	1996	1996	3	24	648	
5	0510	GARAGE WD-	0	100	24	12	288.00	SF	28.00	28.00	100	2002	2002	3	30	2,419	
6	0479	VF PICKET	0	100	0	0	80.00	LF	10.00	10.00	100	2006	2006	3	69	552	
7	0475	VF 4 SBPL	0	100	0	0	32.00	LF	14.00	14.00	100	2006	2006	3	69	309	
8	0469	VF LATTIC	0	100	0	0	32.00	SF	5.50	5.50	100	2006	2006	3	69	121	
9	0812	CONCRETE C	0	100	0	0	2,436.00	SF	4.00	4.00	100	2005	2005	3	86	8,380	

LAND DESCRIPTION

TOTAL OB/XF 31,934

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.29	AC		1.00	1.00	1.00	16,000.00	16,000.00	84,640							

REVIEW DATE 07/12/2022 BY TWA Total Acres: 5.29 Total Land Value: 84,640 Market: 0 Agricultural: 0 Common: 84,640 PRINTED 08/06/2024 BY SYS