



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,205	100	2,205	281,566
FGR	324	55	178	22,729
FOP	38	30	11	1,404
FOP	301	30	90	11,492
TOTALS	2,868		2,484	317,192

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0300	BOAT DCK W	0	0	20 20	400.00	SF	20.00	20.00	100	2014
2	0680	POLE SHED	0	0	22 14	308.00	SF	10.00	10.00	100	1995
3	0500	FP-PRE FAB	0	0	0 0	1.00	UT	3,500.00	3,500.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0		OR	0.00	0.00	5.96	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,484	104.2416	130.30	323,665	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 0% - 0 Heated Area: 2205 HX Base Yr											
44192 HIGGINBOTHAM DR, CALLAHAN											
BLD DATE 03/03/2023 NW LGL DATE 05/22/2023 MLU											
XF DATE INC DATE											
AG DATE											

TOTAL OB/XF											
10,138											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		317,192	
TOTAL MARKET OB/XF VALUE		10,138	
TOTAL LAND VALUE - MARKET		95,360	
TOTAL MARKET VALUE		422,690	
SOH/AGL Deduction		29,467	
ASSESSED VALUE		393,223	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		393,223	
TOTAL JUST VALUE		422,690	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		408,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010167	GARAGE	60,920	08/03/2021
18011213	CO ISSUED	0	11/08/2018
17006085	NEW CONSTR	282,475	09/29/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2440/0448	3/04/2021	WD U	I	I	11
GRANTOR: DENMARK IBTISAM FARHA					
GRANTEE: DENMARK BROOK A					
2143/1474	8/31/2017	QC U	I	I	11
GRANTOR: DENMARK IBTISAM FARHA					
GRANTEE: DENMARK IBTISAM FAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W14 FOP=[YR=2018] W29 S9 E8 D2 R2 E19 N11\$ S11 W19 U2 L2 W8 N17 W18 S38 FGR=[YR=2018] S18 E18 N18 W18\$ E18 S10 E11 FOP=[YR=2018] S4 E7 N4 W1 N2 W5 S2 W1\$ E1 N2 E5 S2 E12 S8 E14 N48\$.											