



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	08	SHT VINYL 20
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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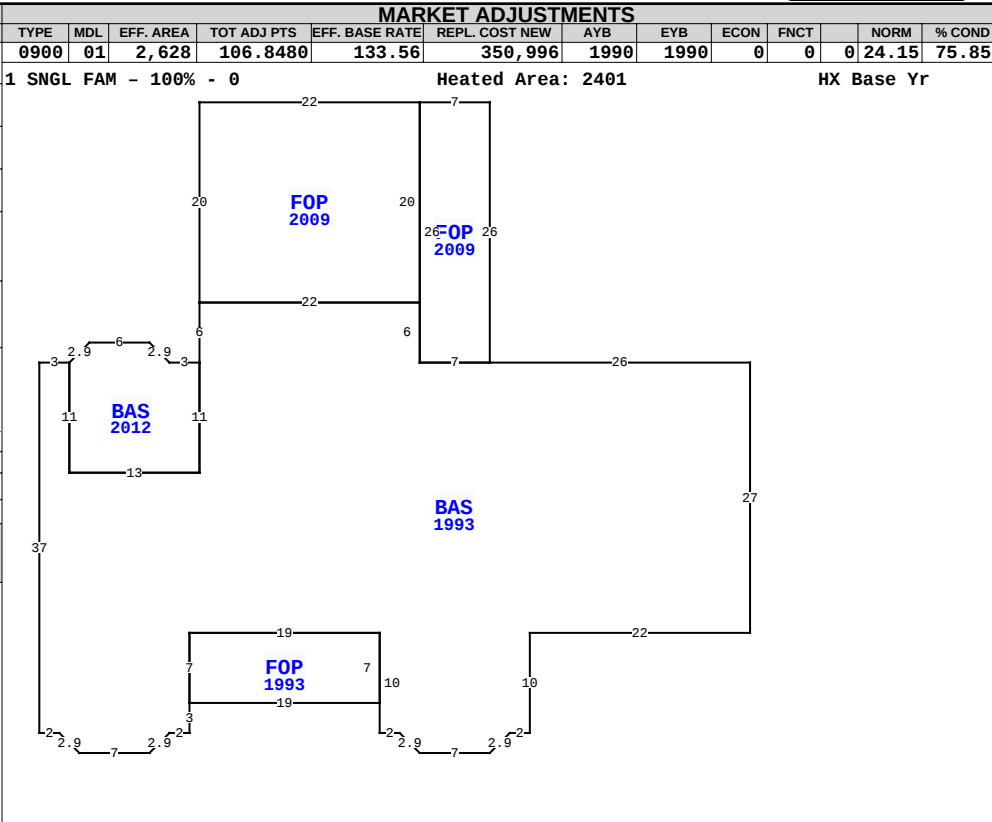
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,242	100	2,242	227,127
BAS	159	100	159	16,108
FOP	133	30	40	4,052
FOP	182	30	55	5,572
FOP	440	30	132	13,372

TOTALS	3,156		2,628	266,230
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00
3	0810	CONCRETE A	0 100	26	5	130.00	SF	6.50	6.50
4	0811	CONCRETE B	0 100	0	0	896.00	SF	5.20	5.20

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	100	0007	OR	0.00	0.00	2.55

REVIEW DATE	05/12/2019	BY	KBA
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44549 HIGGINBOTHAM DR, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1990	1990	3	68	2,380	
2	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1990	1990	3	20	40	
3	0810	CONCRETE A	0 100	26	5	130.00	SF	6.50	6.50	100	2009	2009	3	90	761	
4	0811	CONCRETE B	0 100	0	0	896.00	SF	5.20	5.20	100	2012	2012	3	93	4,333	

TOTAL OB/XF													7,514	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
OR	0.00	0.00	2.55	AC		1.00	1.00	1.00	30,000.00	30,000.00				

Total Acres: 2.55	Total Land Value: 76,500	Market: 0	Agricultural: 0	Common: 76,500
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NASSAU COUNTY PROPERTY										PAGE 1 of 2	6
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VALUATION SUMMARY										STANDARD	
VALUATION BY											
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										293,820	
TOTAL MARKET OB/XF VALUE										7,514	
TOTAL LAND VALUE - MARKET										76,500	
TOTAL MARKET VALUE										377,834	
SOH/AGL Deduction										213,630	
ASSESSED VALUE										164,204	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										109,204	
TOTAL JUST VALUE										377,834	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										367,113	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1225647	NEW CONSTR	0	12/01/2012
B23060	ADDITION	21,397	11/01/2009
6479	NEW CONSTR	76,000	05/19/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0612/1019	11/26/1990	WD	U	I	07	100			
GRANTOR: GAY LEONARD & MARTHA									
GRANTEE: CREWS KEN & PATRICI									
0593/1287	3/29/1990	WD	U	I		100			
GRANTOR: GAY LEONARD DEWAYNE									
GRANTEE: CREWS KENNETH & PAT									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 FOP=[YR=2009] N26 W7 FOP=[YR=2009] W22S20 E22 N20S \$26 E7 \$ W7 N6 W22 S6 BAS=[YR=2012] W3 U2 L2 W6 D2 L2 S11 E13 N11S \$11 W13 N11 W3 S37 E2 D2 R2 E7 U2 R2 E2 N3 FOP=[YR=1993] E19 N7 W19 S7S N7 E19 S10 E2 D2 R2 E7 U2 R2 E2 N10 E22 N27S.									

CREWS KENNETH D
PO BOX 943
CALLAHAN, FL 32011-0943

01-1N-24-0000-0005-0000

[illegible]