

HIGGINBOTHAM DOROTHY
46098 GRUMPY WAY
CALLAHAN, FL 32011

2024

04-2N-25-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 50
Interior Floo14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms3100
Bathrooms3100
Frame02WOOD FRAME 100

Stories Units1.1.100
 0100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE5000IMPROVED AG
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS3,2991003,299375,685
FOP21030637,175
PTO1651114
STP24102228

TOTALS3,5493,365383,202

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,365104.4200130.52439,200200620060012.7587.25

1 SNGL FAM - 100% - 2007Heated Area: 3299HX Base Yr 2007

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE466,522
TOTAL MARKET OB/XF VALUE7,800
TOTAL LAND VALUE - MARKET179,000
TOTAL MARKET VALUE514,257
SOH/AGL Deduction214,258
ASSESSED VALUE299,999
TOTAL EXEMPTION VALUEHX HB WX55,000
BASE TAXABLE VALUE244,999
TOTAL JUST VALUE653,322
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE634,341

PRCL:0:1: OWNERS OWN SEVERAL ADCNT AG PRCLS

PERMIT NUMDESCRIPTIONAMTISSUED

C15848CO ISSUED211,48408/01/2005
C15849CO ISSUED137,05408/01/2005
B15848NEW CONSTR211,48408/01/2005
B15849NEW CONSTR137,05408/01/2005
B15153AG FGR005/01/2005
B15155AG FGR005/01/2005

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDSALE PRICE

1284/173912/30/2004WDUV06100

GRANTOR: MAURICE G HIGGINBOTHA

GRANTEE:HIGGINBOTHAM MAURIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W57 S39 E6 S18 E16 E21 E20 N10 E2 U2R2
N5 U2L2 W2 N2 W2 W4 N4 N32 \$
FOP=[YR=2006;ORIG=-35,57] S10 E1 E6 E14 N10 W21 \$
STP=[YR=2006;ORIG=-34,67] S4 E6 N4 W6 \$
PTO=[YR=2006;ORIG=4,36] N4 W4 S4 E4 \$

LAND DESCRIPTIONTOTAL OB/XF7,800

LNUSE CLSLAND USE CAPRDLOC FRONT DEPTH TOT LND UNIT DPH % TOT UNIT ADJ LAND OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1005000CRURAL HOME1000006OR0.000.001.00AC1.001.001.0035,000.0035,000.0035,000
2005501ATIMB2-2 SI0OR0.000.006.00AC1.001.001.00545.00545.003,270
3005500ATIMBER 2 SI0OR0.000.003.00AC1.001.001.00555.00555.001,665
4009910MMKT.VAL.AG0OR0.000.009.00AC1.001.001.0016,000.0016,000.00144,000

REVIEW DATE02/12/2024BYKWTotal Acres: 10.00Total Land Value: 39,935Market: 144,000Agricultural: 4,935Common: 35,000PRINTED 08/06/2024 BY SYS

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