PT NW1/4 OF NW1/4 &
PT NE1/4 OF NW1/4
IN OR 2602/1632

HIGGINBOTHAM MAURICE G II/HIGGINBOTHAM JOSEPH RYAN
1104 SW RIVERSIDE DR
STEINHATCHEE, FL 32359

2024

04-2N-25-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

GRUMPY WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,000
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	16,550
SOH/AGL Deduction	0
ASSESSED VALUE	16,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,550
TOTAL JUST VALUE	171,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1632	11/15/2022	SW	U	V	11	100

GRANTOR: MAURICE G HIGGINBOTHA

GRANTEE: HIGGINBOTHAM MAURIC

BUILDING NOTES

BUILDING DIMENSIONS

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	0680	POLE SHED	0	0	50	50	2,500.00	SF	10.00	10.00	100	2006	2006	3	44	11,000	

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	555.00	555.00	5,550							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

REVIEW DATE 02/12/2024 BY KWA Total Acres: 10.00 Total Land Value: 5,550 Market: 160,000 Agricultural: 5,550 Common: 0 PRINTED 08/06/2024 BY SYS