

PT SE1/4 OF NE1/4 OF SEC 19 &
PT SW1/4 OF NW1/4 OF SEC 20
IN OR 950/1758

HIGGINBOTHAM DAVID E & BRENDA
43191 RATLIFF ROAD
CALLAHAN, FL 32011

2024

20-1N-25-0000-0004-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	1,780	162,858
FGR	441	55	243	22,233
FOP	250	30	75	6,862
FUS	829	100	829	75,847

TOTALS 3,300 2,927 267,799

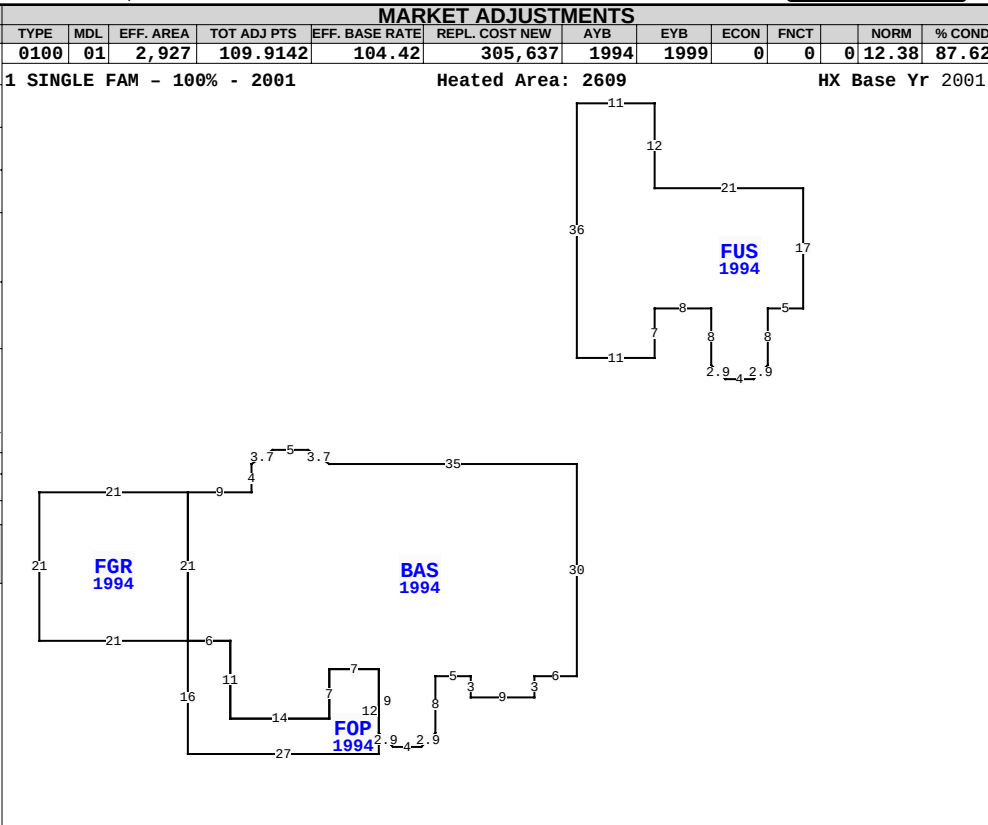
EXTRA FEATURES

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	0940	SHEDS/PORT	0 100	12	20	240.00	SF	21.30	21.30	100	1991	1991	3	20	1,022	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	
3	0810	CONCRETE A	0 100	30	15	450.00	SF	6.50	6.50	100	1995	1995	3	70	2,048	
4	1127	BRICK 8"	0 100	0	0	63.00	SF	5.50	5.50	100	2003	2003	3	95	329	
5	0855	CONC PAVER	0 100	0	0	51.00	SF	10.00	10.00	100	2010	2010	3	91	464	
6	0681	POLE SHED	0 100	26	16	416.00	SF	15.00	15.00	100	1992	1992	3	20	1,248	
7	0681	POLE SHED	0 100	27	15	405.00	SF	15.00	15.00	100	1995	1995	3	23	1,397	
8	0858	SCULP CONC	0 100	0	0	353.00	SF	13.00	13.00	100	2013	2013	3	98	4,497	
9	0510	GARAGE WD-	0 100	0	0	720.00	SF	35.00	35.00	100	2017	2017	3	84	21,168	
10	0351	CARPORT MT	0 100	0	0	600.00	SF	10.00	10.00	100	2017	2017	3	78	4,680	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	0006
2	000134	C	SFR POND	100	

REVIEW DATE 05/12/2022 BY KBA



43191 RATLIFF RD, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 38,373

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
06	OR	0.00	0.00	4.37	AC		1.00	1.00	1.00	18,000.00	18,000.00	
		0.00	0.00	2.00	AC		1.00	1.00	0.80	35,000.00	28,000.00	

Total Acres: 6.37 Total Land Value: 134,660 Market: 0 Agricultural: 0 Common: 134,660

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		267,799
TOTAL MARKET OB/XF VALUE		38,373
TOTAL LAND VALUE - MARKET		134,660
TOTAL MARKET VALUE		440,832
SOH/AGL Deduction		223,861
ASSESSED VALUE		216,971
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,971
TOTAL JUST VALUE		440,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531012	GARAGE	54,599	08/01/2015
B487	NEW CONSTR	113,400	01/01/1994
8485	MH MOVE-ON	20,000	03/25/1991

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0950/1758	9/26/2000	WD	U	I	09	220,000

GRANTOR: WILKIN JOHN P JR & DE
GRANTEE: HIGGINBOTHAM DAVID
0570/1278 5/25/1989 WD U V 09 55,000
GRANTOR: CRANE & WALKER
GRANTEE: WILKIN JOHN JR & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W35 U2 L3 W5 L3 D2 S4 W9 FGR=[YR=1994] W21 S21 E21 N21\$ S21 FOP=[YR=1994] S16 E27 N12 W7 S7 W14 N11 W6\$ E6 S11 E14 N7 E7 S9 D2 R2 E4 R2 U2 N8 E5 S3 E9 N3 E6 N30\$ PTR=N15 FUS=[YR=1994] N36 E11 S12 E21 S17 W5 S8 D2 L2 W4 U2 L2 N8 W8 S7 W11\$ S15\$.

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