LOT 1305
IN OR 592/884
ESMTS OR 655/58 & OR 1157/444

CARROLL JAMES D & LISA S
33001 PIG TRAIL
CALLAHAN, FL 32011

2024

23-1N-24-2180-1305-0000

BUILDING CHARACTERISTICS

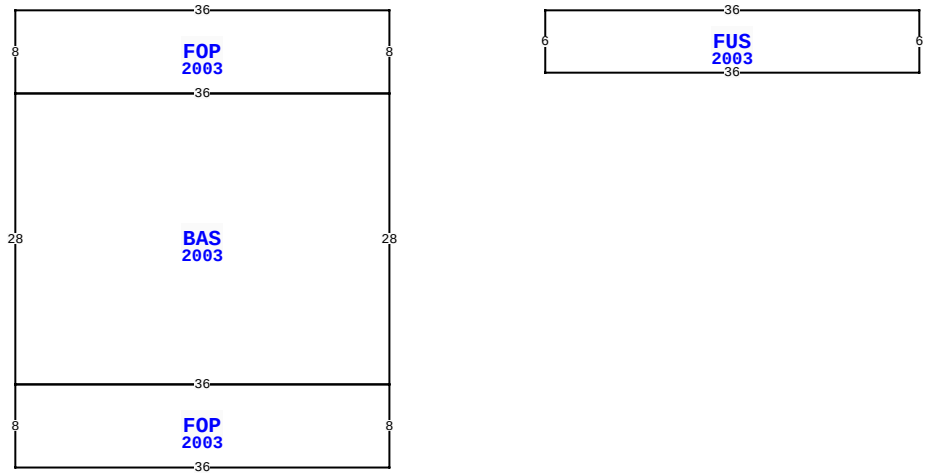
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	91,018
FOP	288	30	86	7,765
FOP	288	30	86	7,765
FUS	216	100	216	19,504
TOTALS	1,800		1,396	126,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,396	110.2000	104.69	146,147	1995	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2007 Heated Area: 1224 HX Base Yr 2007



33001 PIG TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 DC
INC DATE		AG DATE	03/26/2024 DC

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		187,517
TOTAL MARKET OB/XF VALUE		18,850
TOTAL LAND VALUE - MARKET		203,800
TOTAL MARKET VALUE		313,772
SOH/AGL Deduction		122,985
ASSESSED VALUE		190,787
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,787
TOTAL JUST VALUE		410,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4875	MH MOVE-ON	0	12/11/2006
P11811	OTHER	0	12/01/2006
M12282	MECH OTHER	0	11/01/2006
P036374	NEW CONSTR	0	01/23/2003
E985303	NEW CONSTR	0	10/01/1998
B951775	NEW CONSTR	60,336	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0592/0884	3/14/1990	QC	U	V	01	100
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: CARROLL JAMES & LIS						
0564/0682	3/06/1989	PR	U	V	09	100
GRANTOR: HIGGINBOTHAM N E P/R						
GRANTEE: HIGGINBOTHAM NORWOO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W36 S8 BAS=[YR=2003] S28 FOP=[YR=2003] S8 E36 N8 W36$ E36 N28 W36$ E36 N8$PTR=E15 FUS=[YR=2003] E36 S6 W36 N6$ W15$.

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	0681	POLE SHED	0	0	68	16	1,088.00	SF	11.25	11.25	100	1990	1990	3	20	2,448	
2	0350	CARPORT WD	0	100	23	24	552.00	SF	9.75	9.75	100	2001	2001	3	20	1,076	
3	0510	GARAGE WD-	0	100	27	24	648.00	SF	26.25	26.25	100	2004	2004	3	36	6,124	
4	0681	POLE SHED	0	100	54	16	864.00	SF	15.00	15.00	100	2013	2013	3	71	9,202	

LAND DESCRIPTION

TOTAL OB/XF 18,850

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							
3	006005	A	PAST/GRAZE	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	370.00	370.00	2,405							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.50	AC		1.00	1.00	0.80	19,000.00	15,200.00	98,800							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 10.00 Total Land Value: 107,405 Market: 98,800 Agricultural: 2,405 Common: 105,000 PRINTED 08/06/2024 BY SYS

LOT 1305
IN OR 592/884
ESMTS OR 655/58 & OR 1157/444

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

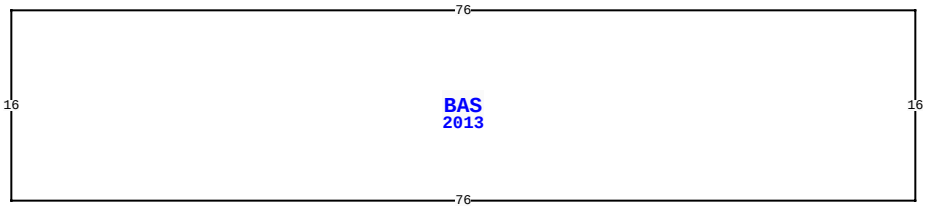
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	61,465
TOTALS	1,216		1,216	61,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.2000	87.15	105,974	2006	2006	0	0	0	42.00	58.00

2 M/H 94+ – 0% - 2007 Heated Area: 1216 HX Base Yr 2007



33001 PIG TRL, CALLAHAN

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XF DATE		LAND DATE	03/26/2024 DC
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BASE TAXABLE VALUE		140,787
TOTAL JUST VALUE		410,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8870	MH MOVE-ON	10,000	04/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0592/0884	3/14/1990	QC	U	V	01	100
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: CARROLL JAMES & LIS						
0564/0682	3/06/1989	PR	U	V	09	100
GRANTOR: HIGGINBOTHAM N E P/R						
GRANTEE: HIGGINBOTHAM NORWOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W76 S16 E76 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2024 BY KBA Total Acres: 10.00 Total Land Value: 107,405 Market: 98,800 Agricultural: 2,405 Common: 105,000 PRINTED 08/06/2024 BY SYS