PT SW1/4 OF NE1/4 OF SEC 30-1N-2
LYING S OF RR R/W & BLOCK 3 OF L
27 OF HILLS AT THOMAS CREEK PB 5

M&I REVOCABLE LIVING TRUST/HIGGINBOTHAM JIMMY L CO
43131 THOMAS CREEK ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0271

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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
Quality	03	Quality Level 03

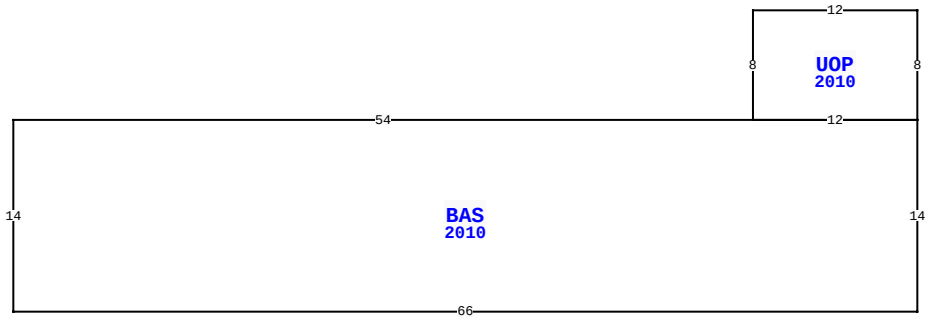
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	18,744
UOP	96	25	24	487
TOTALS	1,020		948	19,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	948	96.6000	67.62	64,104	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



43072 LARSEN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	19,231
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	129,800
TOTAL MARKET VALUE	57,524
SOH/AGL Deduction	16,446
ASSESSED VALUE	41,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,078
TOTAL JUST VALUE	149,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1020	5/30/2024	SW	U	I	11	100
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: M&I REVOCABLE LIVIN						
0646/1077	1/17/1992	WD	U	V	09	100
GRANTOR: CHAMPION REALTY						
GRANTEE: HIGGINBOTHAM JIMMY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] W12 S8 BAS=[YR=2010] W54 S14 E66 N14 W12$ E12 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	2.63	AC		1.00	1.00	1.00	415.00	415.00	1,091							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	190.00	190.00	352							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.48	AC		1.00	1.00	1.00	10,000.00	10,000.00	94,800							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.48 Total Land Value: 38,293 Market: 94,800 Agricultural: 3,293 Common: 35,000 PRINTED 08/06/2024 BY SYS