PT OF SEC 26-2N-24E
PT OR 2525/841

HIGGINBOTHAM MALCOLM CURTIS JR
615259 RIVER RD
CALLAHAN, FL 32011

2024

26-2N-24-0000-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

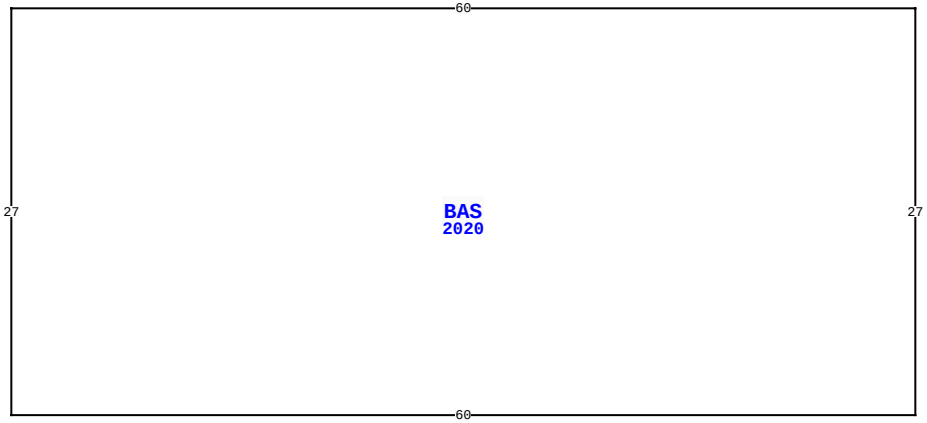
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	127,721
TOTALS	1,620		1,620	127,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	116.8000	87.60	141,912	2017	2017	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2023 Heated Area: 1620 HX Base Yr



615259 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		127,721
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,900
TOTAL MARKET VALUE		158,621
SOH/AGL Deduction		0
ASSESSED VALUE		158,621
TOTAL EXEMPTION VALUE	13	158,621
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		158,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0841	12/22/2021	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM MALCOLM						
GRANTEE: HIGGINBOTHAM MALCOL						
2431/1649	1/29/2021	WD	U	I	37	30,000
GRANTOR: ALLEY MARCINE MYERS &						
GRANTEE: HIGGINBOTHAM MALCOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S27 E60 N27$.

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900							

REVIEW DATE 10/12/2020 BY TWA Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/06/2024 BY SYS