BLK 4 LOT PT OF 3
IN OR 2167/1350
BOOTHS SURVEY PBK 1/29

HIGGINBOTHAM AIMEE R & JOHN D
45298 GREEN AVE
CALLAHAN, FL 32011

2024

29-2N-25-3120-0045-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

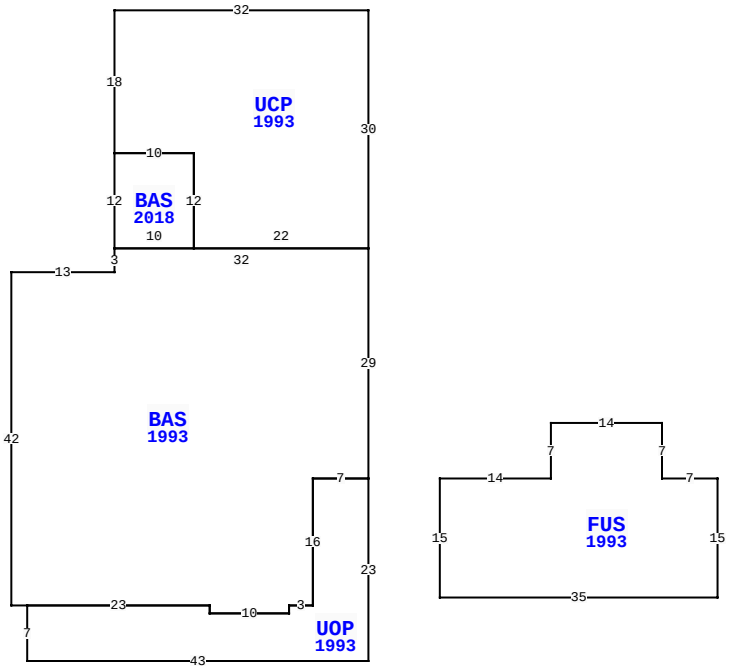
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1,884	192,264
BAS	120	100	120	12,246
FUS	623	100	623	63,577
UCP	840	20	168	17,145
UOP	403	20	81	8,266
TOTALS	3,870		2,876	293,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,876	94.6580	118.32	340,288	1900	1995	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2019 Heated Area: 2627 HX Base Yr 2019



45298 GREEN AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		305,225
TOTAL MARKET OB/XF VALUE		10,795
TOTAL LAND VALUE - MARKET		67,200
TOTAL MARKET VALUE		383,220
SOH/AGL Deduction		179,865
ASSESSED VALUE		203,355
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,355
TOTAL JUST VALUE		383,220
NCON VALUE		9,781
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4423	CARPORT	12,153	08/19/2021
4168	REPAIR/RRF	0	03/01/2018
1923	DEMOLITION	0	01/25/1996
2346	H/AC	27	12/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/1350	12/29/2017	WD	U	I	37	90,000
GRANTOR: HOWARD TED P						
GRANTEE: HIGGINBOTHAM AIMEE						
0734/0698	7/20/1995	WD	Q	I		80,000
GRANTOR: FONTES MARTIN A						
GRANTEE: HOWARD TED P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-32,30] S3 W13 S42 E2 E23 S1 E10 N1 E3 N16 E7 N29 W32 $
UCP=[YR=1993;ORIG=0,0] W32 S18 E10 S12 E22 N30 $
FUS=[YR=1993;ORIG=9,59] E14 N7 E14 S7 E7 S15 W35 N15 $
UOP=[YR=1993;ORIG=-43,75] S7 E43 N23 W7 S16 W3 S1 W10 N1 W23 $
BAS=[YR=2018;ORIG=-32,18] S12 E10 N12 W10 $
.

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	0810	CONCRETE A	0	100	20	24	480.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,014	
2	0811	CONCRETE B	1	100	0	0	1,900.00	SF	5.20	5.20	100	2024	2020		99	9,781	

LAND DESCRIPTION

TOTAL OB/XF 10,795

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	000000	C	VAC RES	100	0006	MU	96.00	215.00	96.00	FF		1.00	1.00	1.00	700.00	700.00	67,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 08/06/2024 BY SYS

BLK 4 LOT PT OF 3
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2024

29-2N-25-3120-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

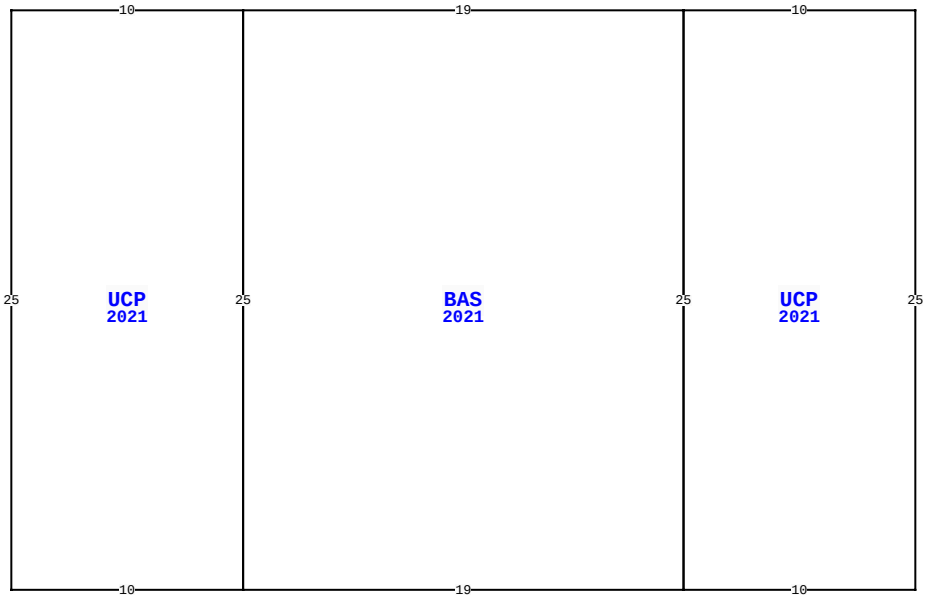
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	475	100	475	9,687
UCP	250	20	50	1,020
UCP	250	20	50	1,020
TOTALS	975		575	11,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	575	59.4550	20.81	11,966	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2019 Heated Area: 475 HX Base Yr 2019



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GRANTOR: FONTES MARTIN A						
GRANTEE: HOWARD TED P						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W10 BAS=[YR=2021] W19 UCP=[YR=2021] W10 S25 E10 N25$ S25 E19 N25$ S25 E10 N25$.

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 08/06/2024 BY SYS