

PT OF LOT 2 BLOCK 3
IN OR 1420/1935
BOOTH'S SURVEY PB 1/29

HIGGINBOTHAM KEITH & HOLLY
45236 GREEN AVENUE
CALLAHAN, FL 32011

2024

29-2N-25-3120-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	3 100	
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0 100	
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	900	100	900	90,876
FUS	360	100	360	36,351
UGR	555	45	250	25,243
UST	345	45	155	15,651
TOTALS	2,160		1,665	168,120

TOTALS		27,284	17,535	100,410			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	100	0	0	
2	0476	VF 6 SBPL	0	100	286	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000000	C	VAC RES	100	000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,665	114.9000	109.16	181,751	2007	2007	0	0	0	7.50	92.50
2 SINGLE FAM - 100% - 2009												
Heated Area: 1260												
HX Base Yr 2009												
BAS 2007 UST 2007 UGR 2007 FUS 2007												

45236 GREEN AV, CALLAHAN												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
06/02/2023 MLU												

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1												
STANDARD												
VALUATION BY												
Tax Group: 1												
Tax Dist:												
BUILDING MARKET VALUE												
168,120												
TOTAL MARKET OB/XF VALUE												
10,602												
TOTAL LAND VALUE - MARKET												
95,200												
TOTAL MARKET VALUE												
273,922												
SOH/AGL Deduction												
162,910												
ASSESSED VALUE												
111,012												
TOTAL EXEMPTION VALUE												
HX HB												
50,000												
BASE TAXABLE VALUE												
61,012												
TOTAL JUST VALUE												
273,922												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
231,368												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3263	DEMOLITION	0	11/06/2008
B2944	NEW CONSTR	20,000	07/26/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/1935	6/16/2006	WD	U	I		130,000
GRANTOR: ISAAC MARNELLE J & AS						
GRANTEE: HIGGINBOTHAM KEITH						

BUILDING NOTES												
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BUILDING DIMENSIONS												
UST=[YR=2007] W30 BAS=[YR=2007] W30 S30 E30 UGR=[YR=2007] E30 N17 W15 N4 W12 S5 W3 S16\$ N30\$ S14 E3 N5 E12 S4 E15 N13\$ PTR=E15 FUS=[YR=2007] E30 S12 W30 N12\$ W15\$.												