



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	1,862	100	1,862	125,933
FGR	600	55	330	22,319
FOP	144	30	43	2,908
FST	250	55	138	9,333
UDU	300	55	165	11,160

TOTALS	3,156		2,538	171,653
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	0	0	80.00	SF	20.10	20.10
2	0680	POLE SHED	0 100	0	0	1,800.00	SF	10.00	10.00
3	0680	POLE SHED	0 100	0	0	720.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00
2	005300	A	CROPLAND 3	0		OR	0.00	0.00	1.50
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.88
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	6.38

REVIEW DATE	02/14/2024	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,538	106.1760	100.87	256,008	1969	1974	0	0	0	32.95	67.05	
1 SINGLE FAM - 100% - 0 Heated Area: 1862 HX Base Yr													
43117 THOMAS CREEK RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/19/2023 MLU													

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
1	0940	SHEDS/PORT	0 100	0	0	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
2	0680	POLE SHED	0 100	0	0	1,800.00	SF	10.00	10.00	100	1980	1980	3	20	3,600	
3	0680	POLE SHED	0 100	0	0	720.00	SF	10.00	10.00	100	1981	1981	3	20	1,440	

TOTAL OB/XF													
5,362													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00
2	005300	A	CROPLAND 3	0		OR	0.00	0.00	1.50	AC		1.00	1.00
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.88	AC		1.00	1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	6.38	AC		1.00	1.00

Total Acres: 7.38	Total Land Value: 37,331	Market: 102,080	Agricultural: 2,331	Common: 35,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		171,653	
TOTAL MARKET OB/XF VALUE		5,362	
TOTAL LAND VALUE - MARKET		137,080	
TOTAL MARKET VALUE		214,346	
SOH/AGL Deduction		100,520	
ASSESSED VALUE		113,826	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		58,826	
TOTAL JUST VALUE		314,095	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,839	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004023	REPAIR/RRF	13,696	06/01/2017
E12349	CHNGE SRVC	0	02/01/2004
7764	REPAIR/RRF	1,500	01/10/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2100/0105	2/09/2017	WD U	I	11		100	
GRANTOR: HIGGINBOTHAM MARVIN &							
GRANTEE: HIGGINBOTHAM FAMILY							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FST=[YR=1993] W25 BAS=[YR=1993] W59 S34 E15 FOP=[YR=1993] E24 N6 W24 S6\$ N6 E24 S6 E20 FGR=[YR=1993] E25 N24 W25 S24\$ N34\$ S10 E25 N10\$ PTR=E25 UDU=[YR=1993] E15 N20 W15 S20\$ W25\$.							