

PT SE1/4 OF SEC 30-2N-25E IN
OR 1032/1889 BEING ONLY PT
LYING S OF RIVER ROAD

CATTAIL INVESTMENT CORPORATION
612125 RIVER ROAD
CALLAHAN, FL 32011

2024

30-2N-25-0000-0025-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																	VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 500 TOTAL LAND VALUE - MARKET 279,200 TOTAL MARKET VALUE 20,980 SOH/AGL Deduction 0 ASSESSED VALUE 20,980 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,980 TOTAL JUST VALUE 279,700 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 280,200															
DOR CODE 5000 IMPROVED AG																	PERMIT NUM				DESCRIPTION				AMT				ISSUED			
MAP NUM MKT AREA 07																																
NEIGHBORHOOD/LOC 7001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																					BLD DATE				LGL DATE							
EXTRA FEATURES																	45003 SPURLOCK LN, CALLAHAN				XF DATE				LAND 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																	
2	0570	JUNK HOUSE	0 0	0 0	1.00	UT	500.00	500.00	100	1900	1900	3	100	500																		

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1850/1252	3/20/2013	QC	U	I	11	100					
GRANTOR: HIGGINBOTHAM TREANA M											
GRANTEE: HIGGINBOTHAM VERNON											
1032/1889	1/25/2002	WD	U	I	23	160,000					
GRANTOR: ADAMS T W & RICHARD &											
GRANTEE: CATTAIL INVESTMENT											
BUILDING NOTES											
BUILDING DIMENSIONS											

LAND DESCRIPTION												TOTAL OB/XF												
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005500	A	TIMBER 2 SI	0	0004	RL	0.00	0.00	2.00	AC		1.00	1.00	1.00	555.00	555.00	1,110							
2	005500	A	TIMBER 2 SI	0		RL	0.00	0.00	34.90	AC		1.00	1.00	1.00	555.00	555.00	19,370							
3	009910	M	MKT.VAL.AG	0		RL	0.00	0.00	34.90	AC		1.00	1.00	1.00	8,000.00	8,000.00	279,200							