

PT OF LOT 4
IN OR 749/45
HIGGINBOTHAM ESTATES PB 5/125

AHNEMILLER DONALD C & REBA G
44457 KEME ROAD
CALLAHAN, FL 32011

2024

33-2N-25-0740-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	162,640
FOP	280	30	84	7,116
STR	32	10	3	254
USP	240	30	72	6,099
UUS	1,086	50	543	45,997
TOTALS	3,558		2,622	222,105

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0681	POLE SHED	0 100	27	15	390.00	SF	15.00	15.00	100	
2	0681	POLE SHED	0 100	27	10	270.00	SF	15.00	15.00	100	
3	0812	CONCRETE C	0 100	0	0	2,700.00	SF	4.00	4.00	100	
4	0812	CONCRETE C	0 100	0	0	2,050.00	SF	4.00	4.00	100	
5	1242	WD DECK A	0 100	0	0	750.00	SF	10.00	10.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.03	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	01	2,622	110.8800	88.70	232,571	2013	2013	0	0	4.50	95.50	
2 SFR MODULR - 100% - 0 Heated Area: 1920 HX Base Yr												

44457 KEME RD, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 2											
6											
STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 246,743											
TOTAL MARKET OB/XF VALUE 29,007											
TOTAL LAND VALUE - MARKET 36,050											
TOTAL MARKET VALUE 311,800											
SOH/AGL Deduction 121,087											
ASSESSED VALUE 190,713											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 140,713											
TOTAL JUST VALUE 311,800											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 300,395											
PRCL:0:3: MISC STRG + ADBV GROUND POOL = NV											
XF0B:4:1: POLE SHEDS: 27X15 + 27X10 ARE ATTACHED											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
0749/0045 1/18/1996 WD U I 10 4,900											
GRANTOR: HIGGINBOTHAM GARY L &											
GRANTEE: AHNEMILLER DONALD C											
0515/0301 4/15/1987 AD Q V 10,600											
GRANTOR: HIGGINBOTHAM GARY											
GRANTEE: AHNEMILLER DONALD											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2013] W44 USP=[YR=2014] N12 W20 S12 E20\$ W20 S30 E5 STR=[YR=2013] S8 E4 FOP=[YR=2013] E35 N8 W35 S8\$N8 W4 \$E59 N30\$ PTR=E15 UUS=[YR=2013] E64 S15 W5 S7 W6 N7 W22 S7 W6 N7 W15 S7 W6 N7 W4 N15\$W15\$.											

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