E1/2 OF LOT 40
CORNWALL SURVEY OF
SEC 33-4N-23E PBK O/31

HIGGINBOTHAM JOHN/SPENCER MICHELE
45298 GREEN AVENUE
CALLAHAN, FL 32011

2024

33-4N-23-2020-0040-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

KNIGHT RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/22/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	2,075
SOH/AGL Deduction	0
ASSESSED VALUE	2,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,075
TOTAL JUST VALUE	95,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2637/1948	5/01/2023	TD	U	V	11	100
GRANTOR: HIGGINBOTHAM JOHN						
GRANTEE: TISON SHARON MEMORI						
2662/1743	4/18/2023	FJ	U	V	11	0
GRANTOR: TISON SHARON EST						
GRANTEE: HIGGINBOTHAM JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	415.00	415.00	2,075							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 03/07/2022 BY TWA Total Acres: 5.00 Total Land Value: 2,075 Market: 95,000 Agricultural: 2,075 Common: 0 PRINTED 08/06/2024 BY SYS