

**NIX HERBERT E & ROSANE**  
55050 BARTRAM TRAIL  
CALLAHAN, FL 32011

**35-3N-25-1810-0001-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

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

12

HARDWOOD 60

Interior Floo

11

CLAY TILE 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5012.00

TOTALS

2,996

2,556

318,890

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,556110.5920138.24353,34120102010009.7590.25

1 SNGL FAM - 100% - 2023Heated Area: 2099HX Base Yr 2023

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,099

100

2,099

261,875

FGR

672

55

370

46,162

FOP

27

30

8

998

FSP

198

40

79

9,856

EXTRA FEATURES

55050 BARTRAM TRL, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

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

0812

CONCRETE C

0100

00

2,247.00

SF

4.00

4.00

100

2009

2009

3

90

8,089

2

0504

FP-ELECTRI

0100

00

1.00

UT

2,000.00

2,000.00

100

2010

2010

3

94

1,880

LAND DESCRIPTION

TOTAL OB/XF9,969

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

SFR

100

0006

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

50,000.00

50,000.00

50,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE318,890

TOTAL MARKET OB/XF VALUE9,969

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE378,859

SOH/AGL Deduction226,794

ASSESSED VALUE152,065

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE102,065

TOTAL JUST VALUE378,859

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE365,527

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / V / I / RSNCDSALE PRICE

2603/1228

11/18/2022

WD Q I 01

455,000

GRANTOR:HIGGINBOTHAM AMANDA L

GRANTEE:NIX HERBERT E & ROS

1797/1104

6/12/2012

WD Q I 02

200,000

GRANTOR:BENNETT'S PROPERTY SE

GRANTEE:HIGGINBOTHAM AMANDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 FSP=[YR=2010] W17 S6 E1 S6 E16 N12\$ S12 W16 N6 W1 L2 U2 W5 D2 L2 W21 S22 FGR=[YR=2010] S32 E21 N32 W21\$E21 S17 E8 FOP=[YR=2010] S3 E9 N3 W9\$ E18 S2 E15 N47\$.

REVIEW DATE

12/02/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 50,000

Market: 0

Agricultural: 0

Common: 50,000

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