IN OR 519 PG 915
EX R/W OR 605/1193

HIGGINBOTHAM RAYMOND R & MARY
54212 ROY BOOTH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-0000-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

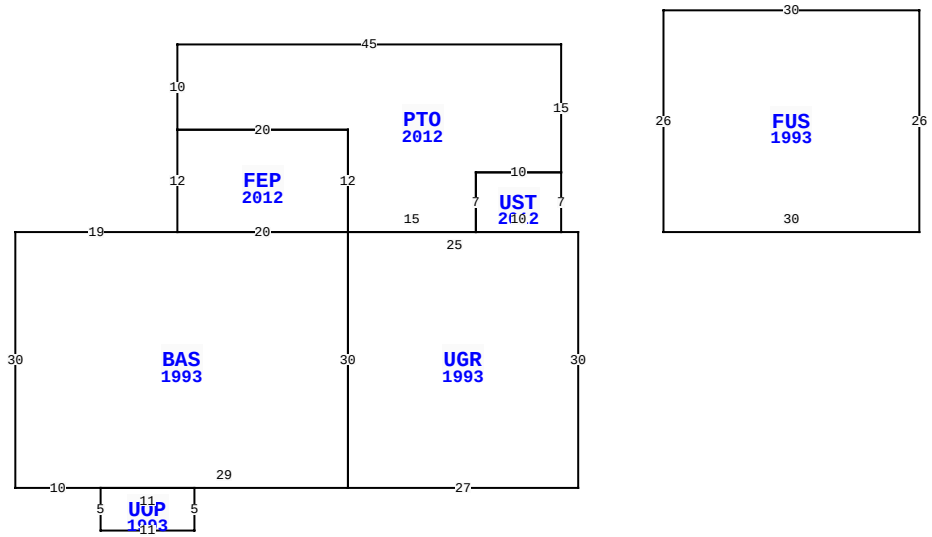
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1,170	68,691
FEP	240	80	192	11,272
FUS	780	100	780	45,794
PTO	680	5	34	1,996
UGR	810	45	364	21,371
UOP	55	20	11	646
UST	70	45	32	1,879
TOTALS	3,805		2,583	151,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	85.5360	81.26	209,895	1964	1970	0	0	0	27.75	72.25

1 SINGLE FAM – 100% - 0 Heated Area: 1950 HX Base Yr



54212 ROY BOOTH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,649
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,240
TOTAL MARKET VALUE		209,828
SOH/AGL Deduction		109,094
ASSESSED VALUE		100,734
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,734
TOTAL JUST VALUE		301,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0519/0915	6/09/1987	WD	U	I		97,000
GRANTOR: KILPATRICK WILLENE						
GRANTEE: HIGGINBOTHAM RAYMON						
0052/0166	1/01/1964	TA	Q	V		2,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W2 UST=[YR=2012] N7 PTO=[YR=2012] N15 W45 S10 FEP=[YR=2012] S12 BAS=[YR=1993] W19 S30 E10 UOP=[YR=1993] S5 E11 N5W11$ E29 N30 W20$ E20 N12 W20$ E20 S12 E15 N7 E10$ W10 S7 E10$W25 S30 E27 N30 PTR=E40 FUS=[YR=1993] N26 W30 S26 E30$W40$.

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	56,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.89	AC		1.00	1.00	1.00	370.00	370.00	2,179							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.89	AC		1.00	1.00	1.00	16,000.00	16,000.00	94,240							

REVIEW DATE 04/14/2020 BY KBA Total Acres: 7.49 Total Land Value: 58,179 Market: 94,240 Agricultural: 2,179 Common: 56,000 PRINTED 08/06/2024 BY SYS